29 Ross Place

Fort William, Inverness-shire, PH33 6JZ

Guide Price £145,000

Fiuran PROPERTY

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29 Ross Place is a lovely, bright & spacious second floor Flat with wonderful panoramic views over Loch Linnhe and towards the Conaglen Hills. With communal garden and drying green, it would make a wonderful family home, perfect purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Very desirable second floor Flat
- Stunning views of Loch Linnhe & Conaglen Hills
- Convenient location
- Hallway, Lounge, Kitchen/Diner, 3 Bedrooms
- Family Bathroom & Utility/Storeroom
- Excellent storage
- Double glazed windows
- Modern electric heating
- Communal Garden with drying green
- Private shed to side of property
- Free parking at the front & rear
- EPC Rating: D67
- Council Tax Banding: C
- No onward chain

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The accommodation comprises of an L shaped Hallway, Lounge with picture windows framing the stunning views, fitted Kitchen with window to view, Utility/Storeroom, Bathroom and 3 Bedrooms.

In addition to its convenient location, 29 Ross Place is fully double glazed and benefits from modern electric heating. Externally, upgrades include a new roof and exterior solid wall insulation & rendering. Ample free off-street parking is located to the front & rear of the property.

Ross Place is very central, and is within walking distance from the town centre, approximately 15 minutes' walk. There is a local bus service operating regularly on a daily basis to the town centre.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH
From Ross Place at the front of the flats or from the parking area at front or rear and entrance into the communal close Number 29 is located on the second floor.

HALLWAY 6.4m x 2.8m (max)
With storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen/Diner, Bathroom, all 3 Bedrooms and the Utility/Storeroom.

LOUNGE 4.6m x 3.9m
With picture windows to the front elevation with amazing views over Loch Linnhe & beyond, radiator, laminate flooring, semi open plan to the Kitchen/Diner and door leading to the Hallway.

KITCHEN/DINER 4.6 x 3m (max)
With windows to the front elevation with unrestricted loch & mountain views, fitted with a range of base and wall mounted units, complementary work surfaces, stainless steel sink & drainer, electric cooker, tiled splash backs, plumbing for washing machine, 2 storage cupboards (1 housing the hot water tank), pantry cupboard, laminate flooring, semi open plan to the Lounge and door leading to the Hallway.

UTILITY/STOREROOM 2.9m x 1.6m
With power & lighting, fuse box & electrics and laminate flooring.

BEDROOM ONE 3.2m x 2.1m
With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 3.6m x 2.9m
With windows to the rear elevation, radiator and fitted carpet.

BEDROOM THREE 3.6m x 3.5m
With windows to the rear elevation, walk-in wardrobe, radiator and fitted carpet.

BATHROOM 2.7m x 1.8m
With 2 frosted windows to the front elevation, white suite comprising bath with electric shower over, wash basin, WC, heated towel rail and tile effect vinyl flooring.

GARDEN
There is a shared garden to the rear with drying green area. The garden is laid mainly with lawn, offset with mature trees and shrubs. The side garden houses a private shed, which is allocated to this property. Ample free parking is located to the front & rear of the property.

Boundary Plan as per Registers of Scotland

29 Ross Place, Fort William

For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.

Council Tax: Band C
EPC Rating: D67

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From the A82, at the West End roundabout take the exit on to Lundavra Road. Continue up the hill turn, left into Connochie Road, continue up the hill and follow the road to the right onto Ross Place. Number 29 is within the second block of flats and is located on the second floor.

LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

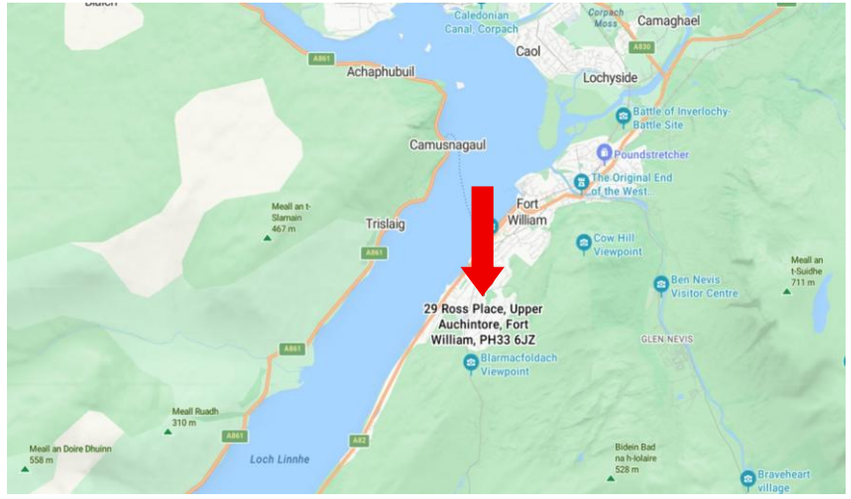
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy



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