

98 LUNDAVRA RD, FORT WILLIAM



 1  3  1  0  C-70 **PRICE GUIDE £118,000**

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Solicitors & Estate Agents

KEY FEATURES:

- ◆ Appealing top floor flat in popular residential location
- ◆ Fabulous views towards Loch Linnhe and the Conaglen hills
- ◆ A short walk to the local primary and nursery school
- ◆ Open plan style Lounge, Kitchen - Diner / Utility Room
- ◆ Three bedrooms / Modern Bathroom with under floor heating
- ◆ Double glazing / shared rear garden with drying green

LOCATION/AMENITIES:

Situated in sought after location just a short walk to Lundavra Primary School and the Town Centre. A regular bus service operates to and from Fort William's town centre and medical centre, there is a bus stop opposite the property as well as a well stocked Spar shop with public parking.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

DIRECTIONS: 98, LUNDAVRA ROAD, FORT WILLIAM PH33 6JU.

From the West End roundabout, take the turning onto Lundavra Road. Proceed up the hill until reaching the turning for Connochie Road, then turn immediately right into Moray Place where there is parking to the back of Lundavra, No 98 sits within the 2nd block on the top floor.



DESCRIPTION:

Originally built around 1972 the property spans to approximately 88sq m. Situated in an enviable, elevated position enjoying fantastic views over Loch Linnhe and the Conaglen Hills. This is a beautiful property that has been tastefully decorated and maintained to a high standard presenting a fabulous opportunity for a first time buyer, buy to let or small family home.

The layout to the front lends itself to open plan style living if desired, with separate access doors off the hall leading into the kitchen and lounge. There is a sliding door dividing the two rooms but left open the two rooms almost become one. The property benefits from spacious and modern accommodation to include a fitted kitchen-diner with integrated oven, hob, extractor chimney and full size dish-washer. A lovely modern bathroom with spa bath with shower over and floating shelf for wash hand basin. There is a good size utility room with plumbing, ample storage through-out, double glazing and electric storage heating. Recent enhancements to the outside of the building include rendered walls and insulation. The property has ample parking to the rear of the block.

Viewings are highly recommended to fully appreciate the condition of this spacious and well located home. Vacant possession is available, therefore any purchaser can move in straight away.

ENTRANCE PORCH: 1.70m x 0.90m (5'7" x 3'0")

L- SHAPED HALLWAY:

Built-in storage cupboard and access to loft.

LOUNGE: 4.52m x 3.82m (14'09" x 12'06")

Bright and spacious room enjoys lovely loch and hillside views.

Carpet flooring.



KITCHEN-DINER: 4.59m x 2.97m (14'09" x 9'08")

Front facing with views of the loch and Conaglen hills. Fitted kitchen with a variety of wall, drawer and base units, to include integrated oven, hob, extract and larder style store cupboards.

UTILITY : 2.98m x 1.37m (9'09" x 4'06")

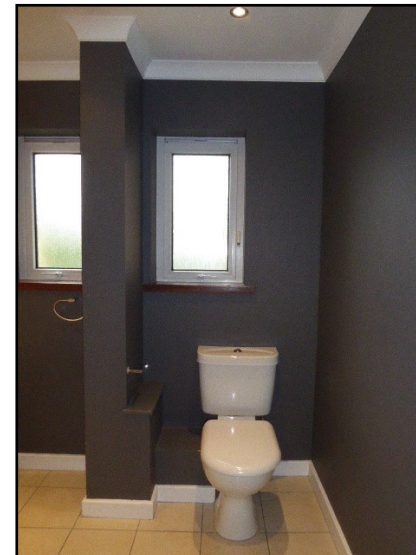
Work surface and plumbing for washing machine.



BATHROOM: 2.69m x 1.69m (8'09" x 5'06")

Modern, spa bath with shower and side screen over. W.C, floating shelf with wash hand basin, downlights. Co-ordinated floor and wall tiles around the bath area.

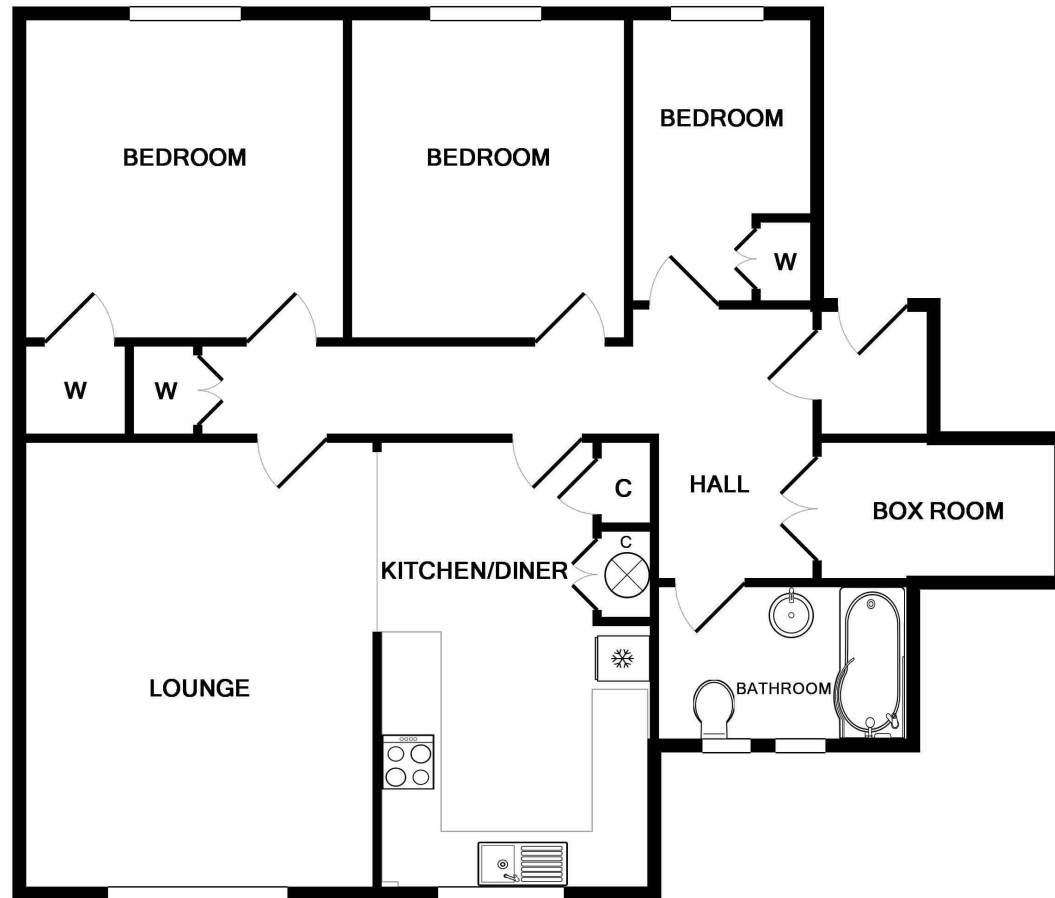
Each of the bedrooms are rear facing and benefit from quality fitted carpet flooring.



EXTERNALLY

There are shared garden grounds to the rear of the flats where there is a lawn and clothes-drying facilities.

Parking is available to the rear of the block in Moray Place.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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