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1, BANFF CRESCENT, UPPER ACHINTORE, FORT WILLIAM

A fantastic four bedroomed extended property in good order through-out and within walking distance of the Lundavra Road Primary School and a short walk to Fort William Town Centre. Enjoying a corner plot with hillside views. A fantastic opportunity for a 1st time buyer, buy-to-let or family home.



- ❖ Deceptively spacious family home enjoying hillside views
- ❖ Large, Lounge-Diner with extended front
- ❖ Spacious Fitted Kitchen / Utility area
- ❖ Four Bedrooms (3 double) (one ground floor)
- ❖ Bathroom / W.C
- ❖ Double Glazing
- ❖ Energy Performance Rating F-36

PRICE GUIDE £120,000

A fantastic four bedroomed extended property in good order through-out and within walking distance of the Lundavra Road Primary School and a short walk to Fort William Town Centre and its amenities. Enjoying an elevated position with views towards the Conaglen Hills. Recently refurbished with new, neutral décor, the property forms a superb family home and would appeal to the 1st time buyer and buy-to-let market.

The property has been very well maintained and has ample storage. Throughout the ground floor there is a combination of stained wood panel and painted wood panel to some of the walls providing a great contrast. The property benefits from PVCu double-glazing, gutter and downpipes, modern electric space heating in the form of electric radiators, hot water is supplied by two electric immersion heaters fitted to an insulated storage tank. Flooring is back to board.

Accommodation consists Ground Floor: Front and Rear Porch, Inner Hallway, Lounge-Diner with extension, Fitted Kitchen, Ground Floor Bedroom and W.C, First Floor: Three Bedrooms and family Bathroom.

Fort William is the main district town of Lochaber and is 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 Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing a wide range of outdoor sports, including a variety of mountain, bike and water sports. The Nevis Range outdoor pursuits centre, which has downhill mountain bike trails, mountain gondola and winter ski slopes, is just a short distance from the town. The town has a pedestrianised High Street which has a variety of shops, restaurants, bars, a library, tourist information centre and museum. The town benefits from a college, a nearby leisure centre, a railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

ENTRANCE PORCH: 2.51m x 1.44m (8'02" x 4'09") (longest x widest points)

DIRECTIONS:

1, BANFF CRESCENT,
UPPER ACHINTORE,
FORT WILLIAM, PH33 6TT

Spacious "L" shaped entrance porch with window overlooking the front garden. Lighting and predominantly wood clad walls. Store cupboard houses electric meter box. Access via part glazed door into hallway where there is under stairs storage, access to the 1st floor and ground floor bedroom.

LOUNGE-DINER: 8.27m x 3.44m (27'01" x 11'03") (longest x widest points)

A substantial, extended room which provide lovely hillside views at the front. The dining area is defined by an arch shape opening. Store cupboard to the dining area and wall heaters to either end of the room.

At the West End roundabout, Fort William. Drive uphill on to Lundavra Road. From Lundavra Road turn left into Connachie Road, following that road uphill onto Lochaber Road. Turn right off Lochaber Road into Banff Crescent which is a cul-de-sac. There are various street parking bays and a carpark. No 1 is the corner plot on the left as you drive into Banff Crescent.



REAR PORCH/UTILITY AREA: 2.20m x 1.40m (7'2" x 4'07")

Spacious rear porch which could be utilized as a Utility, there is power and lighting. Access to rear garden.

KITCHEN: 3.19m x 2.97m (10'5" x 9'09")

Fitted kitchen with a variety of wall, drawer and base units. Part tiled and part painted wood panelling to walls. There is a deep built-in pantry style cupboard which has shelving.

W.C (ground floor) 1.75m x 1.47m (5'09" x 4'09")

W.C. and wash hand basin with tiled splashback and heated towel rail.

BEDROOM 1 (ground floor) 2.90m x 2.83m (9'06" x 9'03")

Rear facing double room with built in cupboard with shelving.

FIRST FLOOR:

BEDROOM 2: 3.46m x 2.93m (11'04" x 9'07")

Spacious front facing room with built in wardrobes with shelving. Hillside views.

BEDROOM 3: 3.08m x 2.92m (10'01" x 9'07")

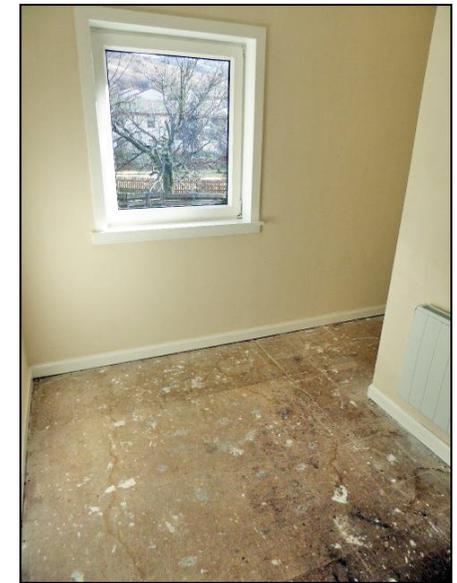
Rear facing enjoying views over the swing-park and hills beyond. Fitted wardrobes with hanging rail and shelf. A further cupboard houses the water tank.

BEDROOM 4: 3.28m x 2.91m (10'09" x 9'06") (longest x widest points)

Rear facing, spacious L shaped room.

BATH ROOM: 2.88m x 1.49m (9'05" x 4'10")

Spacious bathroom comprises: Bath with connector tap shower over with wet wall surround. W.C. and wash hand basin with tiled splashback.



EXTERNALLY

A spacious corner plot with garden ground to the front, side and rear. The grounds are fully fenced with gated access to both front and rear.

FRONT:

Predominantly grassed with a dividing slab path leading to the front and continuing round the side and to the rear. A low-level border has been formed to retain a variety of small shrubs and plants.

SIDE:

A working area which is slightly elevated and has a small polytunnel and raised planters. It should be noted that there is a small electric substation which is enclosed by a partition fence within the garden.

REAR:

Predominantly grassed with gated access to public alley and nearby swing-park. Street parking is available to the front with a good size carpark nearby.



A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS: -

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These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.