



34, CASTLE DRIVE, LOCHYSIDE, FORT WILLIAM

PRICE GUIDE £155, 000



MCINTYRE & COMPANY
Solicitors & Estate Agents

KEY FEATRES:

- ◆ End of terrace in the desirable location of Lochyside
- ◆ Views towards Ben Nevis and the surrounding hillside
- ◆ Excellent 1st time buyer opportunity
- ◆ Benefits from recently purchased appliances and fencing
- ◆ Spacious 2 bedroom home In immaculate condition
- ◆ Double Glazing / Low maintenance garden ground
- ◆ Energy Performance Rating E-54

LOCATION:

Lochyside is a popular residential estate on the outskirts of Fort William. The estate is laid out with a variety of grassed areas and children's play areas and also offers access to a pedestrian bridge over the River Lochy to Inverlochy. The property is located a short distance from the local primary school and the Caledonian Canal with its canal bank walks and links to the village of Caol.

The village of Caol has a shopping centre with post office, newsagent and chemist, general stores and a community hall. Caol Primary School is in the village and Lochaber High School is within walking distance of Lochyside.

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Glasgow and Edinburgh, the overnight sleeper to London, as well as a bus station.

DESCRIPTION:

A spacious, 2 bedroomed end of terrace family home situated in the desirable village of Lochyside within walking distance of local amenities and on a bus route into the centre of Fort William.

The property has been well maintained and is in immaculate decorative order through-out. Benefits to this delightful property include generous living accommodation and storage, double glazing, recently replaced storage heaters, integrated oven, fridge and external fencing. The property has the added benefit of under floor heating to the bathroom. There is carpet flooring through-out with the exception of the kitchen and bathroom.

This is a fantastic opportunity for a first time buyer or buy-to-let. An early entry date is available.



DIRECTIONS: 34 CASTLE DRIVE, LOCHYSIDE, FORT WILLIAM, PH33 7NS

On leaving Fort William Town Centre, take the A82 Inverness road to the roundabout at BP Filling Station/Ben Nevis Distillery. At the roundabout turn onto the A830 Road to the Isles / Mallaig Road. At Farmfoods store turn left following the road round taking the first right into Castle Drive. Number 34 is located on the right hand side of the main access road into the estate.

ENTRANCE/HALLWAY : 1.98m x .93m (6'05" x 3')

Entrance porch with tiled flooring and access to further lockable door leading to hallway.

LOUNGE: 6.02m x 3.59m (19'08" x 11'09") (at longest x widest points)

Spacious room with dual windows. Closed off fire place with tiled hearth and mantle. Under stairs cupboard. Quality fitted carpet flooring.

KITCHEN –DINER: 3.74m x 2.58m (12'03" x 8'05")

A spacious fitted kitchen-diner with a variety of wall, drawer and base units to include open end shelving. Integrated appliances include a freezer and recently replaced oven, hob, and fridge each replaced within the last 5-24months. Granite sink, laminate flooring, hillside views and access to utility and rear garden.

BEDROOM 1: 4.80m x 3.20m (15'09" x 10'05") (at longest x widest points)

Spacious room enjoying hillside views. Built in cupboard with shelving.

BEDROOM 2: 4.83m x 2.99m (15'10" x 9'09") (at longest x widest points)

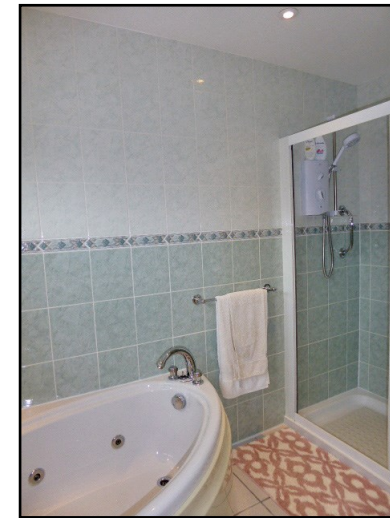
Another spacious double with hillside views.

FAMILY BATHROOM: 2.28m x 2.20m (7'05" x 7'02")

Jacuzzi bath, fully tiled shower cubicle with Mira shower installed in 2019, wash hand basin with vanity cupboard below, W.C. Modern floor tiles with underfloor heating and heated towel rail. Spotlights and shaver socket.

UTILITY: 2.61m x 1.43m (8'06" x 4'08")

Wood panel finish walls and ceiling. Work surface, storage cupboard, plumbing for a washing machine and tiled flooring.



EXTERNALLY

The full extent of the garden is neatly fenced with gated access to the front, side and rear. There is a combination of decorative stones and patio slabs, a garden shed and outside light.



FLOOR PLAN

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A HOME REPORT IS AVAILABLE

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.

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