



6 GLENLOCH VIEW, FORT WILLIAM

PRICE GUIDE OF £170,000



T: 01397 703231 F: 01397 705070

E: property@solicitors-scotland.com

W: www.solicitors-scotland.com

KEY FEATURES:

- ◆ Beautifully presented first floor apartment in walk-in condition
- ◆ Fabulous views to Loch Linnhe and the Conaglen hills
- ◆ Allocated parking bay with additional visitors parking
- ◆ Quality fittings and fixtures throughout
- ◆ Modern electric heating and double glazing
- ◆ Ideal holiday home, buy to let or small family home
- ◆ Energy Performance Rating C-77

LOCATION/AMENITIES:

Situated in sought after location with fantastic views over Loch Linnhe and the Conaglen hills.

Located in a prestigious and managed development along Achintore Road which is on a bus route into the town centre where there are links to the Medical Centre and Lochaber High School.

Fort William has a train station with rail connections to, Glasgow, Inverness and Mallaig and 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.

Fort William has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.

DIRECTIONS: 6 Glenloch View, Achintore Road, PH33 6TZ

From the West End Roundabout at Fort William, take the A82 South along Achintore Road. Continue for approximately 2 miles, Glenloch View is located on your left hand side, Number 6 is the first of the apartment blocks on the left. The private parking bay is immediately adjacent to the apartment with the entrance door to the rear.



DESCRIPTION:

Originally built around 2009 this beautiful first-floor apartment spans approximately 67sq m. The apartment boasts a prime spot within this development and enjoys the elevated position with French Doors that open to a small balcony which provide fabulous views over Loch Linnhe and the hillside beyond.

This is a modern development which is immaculately kept externally and continues to impress the minute you walk through the front door. Fitted with high quality fixtures and fittings throughout, this lovely open-plan apartment benefits from modern, electric heating, double glazing, high-end fitted kitchen that has integrated appliances to include a Dishwasher, Fridge, Freezer, Oven, Hob and Stainless Steel Chimney Extractor. There are a variety of modern, cream coloured wall, drawer and base units with contrasting dark worktops with co-ordinated splashbacks to the work surface areas. Matching fitted carpet has been laid to the stairs, lounge, hall and bedrooms.

This is an ideal small family home, holiday let/retreat or Airbnb opportunity with income potential. Our clients are prepared to sell vast majority of the content to provide a move in ready property. Content would be available by separate negotiation.

ACCOMODATION COMPRIMISES:

Open plan lounge-kitchen-diner, shower room and two double bedrooms.

OPEN PLAN LOUNGE, KITCHEN—DINER:

Overall: 7.43m x 5.30m (24'04" x 17'04") (AT LONGEST X WIDEST POINTS)

Kitchen: 5.30m x 3.33 (17'04" x 10'11) (AT LONGEST X WIDEST POINTS)

French style doors open onto a decorative metal finish balcony which provides fabulous views over Loch Linnhe and the Conaglen hills.

This is a spacious and ultra modern kitchen-diner area with high end appliances, fixtures and fitting.

SHOWER ROOM: 2.32m x 1.80m (7'07" x 5'10") (longest x widest points)

Newly installed and fully tiled shower room with large walk-in shower cubicle W.C, wash hand basin with waterfall style tap fitting and vanity cupboard below. Heated towel rail, touch control light mirror, spot light fitting and tile effect vinyl flooring.

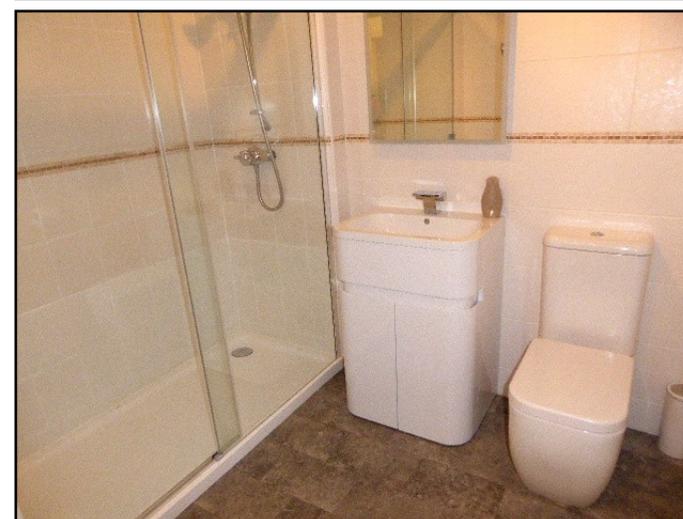
BEDROOM 1: 4.36m x 2.95m (14'03" x 9'08") (longest x widest points)

Rear facing double room currently houses a king size bed. Built in wardrobe.

BEDROOM 2: 3.27m x 3.15m (10'08" x 10'04")

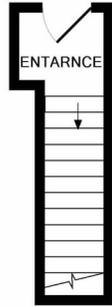
Rear facing double room currently houses a king size bed. Access to partially boarded loft space with pull down ladder.

Majority of the content is available by separate negotiation.

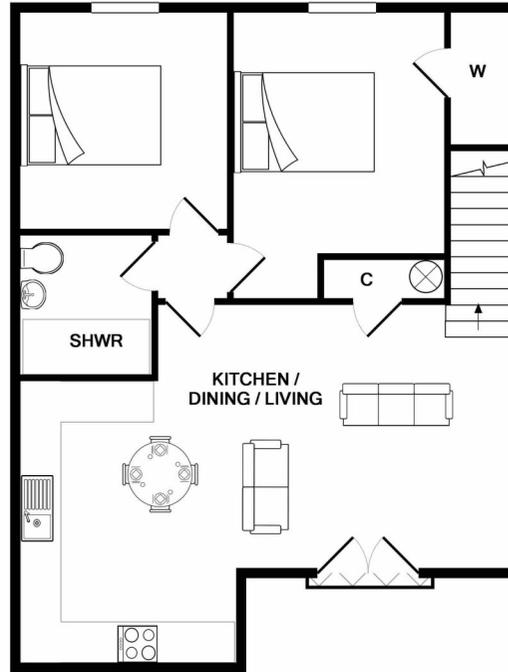


EXTERNALLY

The property sits in beautifully maintained grounds which are property managed by Newton Management Company. Immediately opposite the apartments are areas of communal ground on Achintore Road that provide access to the shores of Loch Linnhe. Number 6 is allocated a parking bay immediately adjacent to the apartment and there is ample, marked, visitors parking bays throughout the development.



GROUND FLOOR



McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.



SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany