

48, ROSS PLACE, FORT WILLIAM

mcintyre & co

Solicitors & Estate Agents



Appealing top floor flat in popular residential location

Enjoying fabulous views towards Loch Linnhe and the Conaglen hills

Bright and spacious with three bedrooms

Open plan style lounge-kitchen-diner

Utility / Family Bathroom

Modern Double Glazing / Electric Heating / Good Storage

Communal garden with drying green and private shed

Energy Performance Rating of C-78 / Fire safety compliant

Council Tax Band C / Tenure is Freehold

Short walk to the local primary and nursery school

Within walking distance of Fort William Town Centre and on a bus route

Ideal purchase for first time buyer/buy to let or family home. Majority of the content is available by separate



GUIDE PRICE

£145,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 48 Ross Place to the market. The property was built around 1970 and spans approx. 87sq m

Situated in an enviable, elevated position enjoying fantastic views over Loch Linnhe and the Conaglen Hills. This is a well presented top floor flat that is in good order providing a fabulous opportunity for a first time buyer, buy to let or family home.

The layout to the front provides open plan style living, with an access door off the hall leading into the kitchen and a large opening further leads to the lounge-diner.

The property benefits from spacious living accommodation to include a modern fitted kitchen with integrated oven, hob and extractor. A large walk in utility room, a modern bathroom with a shower over the bath and three good size bedrooms.

In addition to its convenient location, this bright and spacious flat is fire safety compliant and has an excellent energy performance rating of C-78. There is an electric heating system, the supply of electric is not metered, modern double glazing, fitted wood laminate flooring through-out and excellent storage.

Enhancements to the outside of the building include rendered walls, insulation, roof and windows.

Council Tax Band C

Tenure is Freehold

There is a private shed situated alongside the building.

LOCATION/AMENITIES

Situated in a sought after location just a short walk to Lundavra Primary and Nursery School and the Town Centre. A regular bus service operates to and from Fort William's town centre and medical centre. The bus stop is outside the property on the main road as is a well stocked Spar shop that has 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 48 ROSS PLACE, FORT WILLIAM, PH33 6JZ

From the town centre head South to the West End Roundabout, at the roundabout take the first exit onto Lundavra Road. Continue until reaching Connachie Road and turn left, follow the road up the hill bearing right onto Ross Place. No 48 is situated at the far end.

Accommodation Compromises: Inner Hallway, Lounge, Fitted Kitchen, Bathroom, W.C, Utility and Three Bedrooms.

HALLWAY

"L" shaped hallway with large utility cupboard and a further storage cupboard. Loft access.

LOUNGE-DINER AREA 4.55m x 4.10m

Bright and spacious room with large window to the front elevation providing lovely loch and hillside views. Feature wall.

KITCHEN AREA 4.55m x 3.04m

Fitted kitchen with a variety of wall, drawer and base units that include an integrated oven, hob and extractor chimney. Tiled walls above work surface areas. Double door storage cupboard that houses the water tank. Larder style cupboard with shelving.

UTILITY / WALK IN CUPBOARD 2.92m x 1.51m

Currently used for storage and a utility. There is power to house white goods.

FAMILY BATHROOM 2.58m x 1.68m

Modern with predominantly tiled walls, a shaped bath with shower and side screen over. Wash hand basin with vanity cupboard below. W.C and display shelving.

Each of the bedrooms are rear facing.

BEDROOM 1 3.69m x 3.55m

Built in cupboard with hanging rails. Back to brick feature wall. Spot lights.

BEDROOM 2 3.69m x 2.91m

BEDROOM 3 3.30m x 2.12

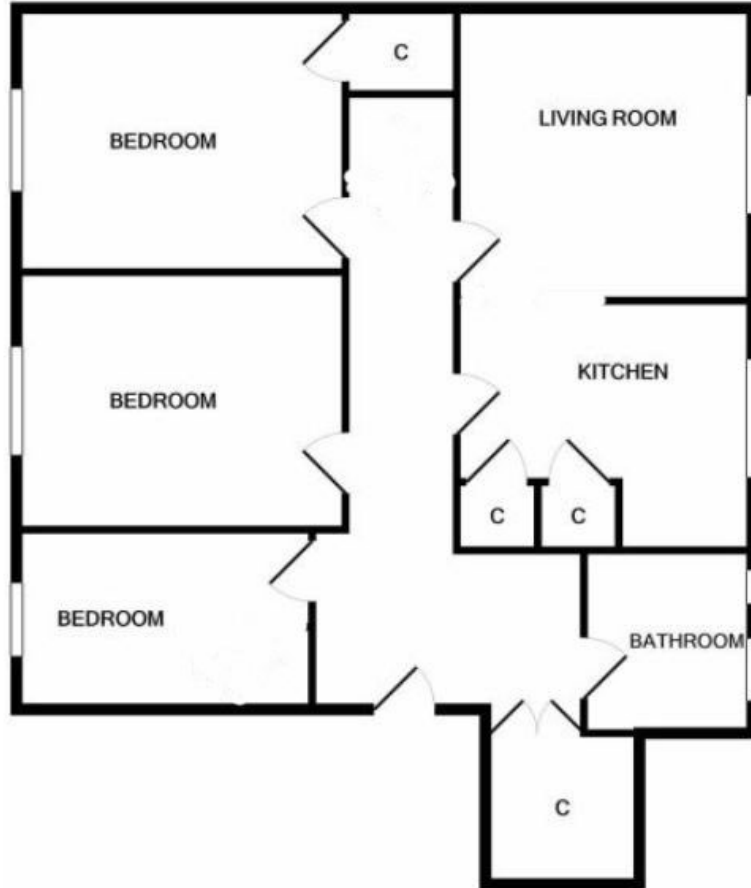
The large triple door wardrobes with centre sliding mirror front is included in the sale price.



EXTERNALLY

To the rear is a drying green and shared garden that is laid with lawn. To the front is a tarmac pathway leading to the building and a well maintained grassed area. Private lockup/shed.

Parking is located to the rear and front of the property.



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.

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

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.

[ARE YOU LOOKING FOR PROPERTY FOR SALE IN FORT WILLIAM ?](#)

Check out our website www.solicitors-scotland.com



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