

11, SEAVIEW TERRACE, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Attractive 3-4 bedroom apartment split over two floors
Lovely views towards Loch Linnhe and the Conaglen hills
Enviably position just a short walk to the Town Centre
Bright and spacious Kitchen-Diner
Ideal central family home, holiday home or retreat
Tenure is freehold / Council Tax Band C
Energy Performance Rating F:33
Off road parking
The entire content is included in the price



GUIDE PRICE

£165,000

DESCRIPTION

McIntyre & Company are delighted to bring 11 Seaview Terrace to the market. Seaview Terrace is an attractive Redbrick finished Category C listed property with features such as timber “sash and case” sliding windows. The building consists of Twelve Apartments that are believed to be dated back to the late 19th Century when they were built in connection with the West Highland Railway Line and they shared the same red brick design of the now demolished Railway Station at the West End of Fort William.

11 Seaview Terrace forms an attractive apartment that is split over two floors and retains some of the charming traditional features such as the herringbone tiled entrance, a feature fireplace to the lounge, splendid balustrade staircase with wood panels and handrail leading to the 1st and 2nd floors. There is a prominent use of antique effect wood through-out the entrance, hallway, stairs and landing, including some of the inner doors enhancing the character and charm of the property.

The property enjoys lovely views towards Loch Linnhe and the Conaglen Hills and offers spacious living accommodation that spans approx 107sq m. There is Calor Gas Central Heating. A feature of the lounge is the fireplace that has an attractive electric stove with timber mantle and tiled surround.

A Category C Listed property is a building that are representative examples of a period, style or building type. Planning authorities are typically less stringent when dealing with alteration applications, with many Category C buildings already having undergone a certain degree of alteration prior to listing.

Accommodation Comprises Lounge, Kitchen-Diner, Bathroom, Three Double Bedrooms and a Single Bedroom/Study.

DIRECTIONS 11 Seaview Terrace, Fort William, PH33 6RG

At the West-End Roundabout, take the uphill turning onto Lundavra Road. Seaview Terrace properties are on the left-hand side just after the Muthu Hotel. Number 11 has a private entrance door and facing towards Loch Linnhe.

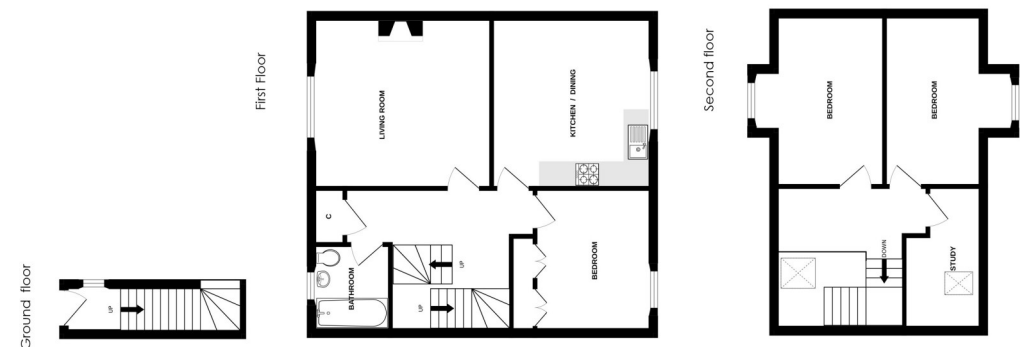
LOCATION/AMENITIES

Situated in a 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.

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, cinema, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.



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. All measurements have been taken at longest x widest points and are approximate.

Lounge 4.68m x 4.21m

A beautiful room with high ceilings, traditional sash sliding window that provides stunning Loch and Hillside views. The focal point of the room is the electric stove with wood mantle and tiled hearth. Carpet flooring.

Kitchen-Diner 4.47m x 4.34m

A very spacious kitchen-diner with a variety of wall, drawer and base units. Partial tile effect vinyl flooring to the kitchen area and carpet flooring to the dining area. There is also a pulley clothes dryer. All white goods are included in the sale price.

Bedroom 3.18m x 3.09m

Rear facing with substantial built-in wardrobes with storage cupboards over. Carpet flooring.

Bathroom 2.06m x 1.88m (6'9" x 6'2")

Bath with shower attachment and side screen, wash hand basin and W.C. Partially tiled walls and shaver socket.

A good size landing with useable space. Roof light and access to the roof space.

Bedroom 4.27m x 3.22m

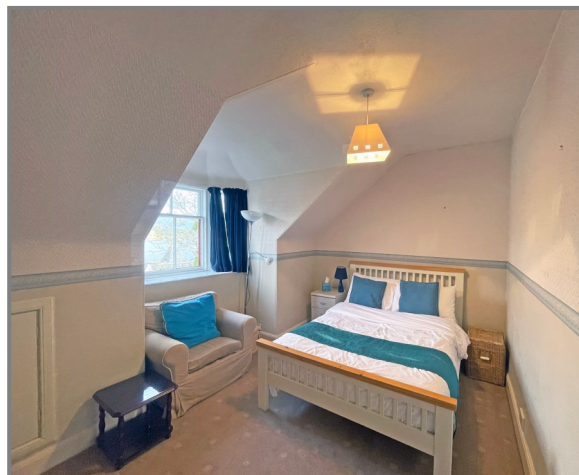
Front facing enjoying Loch and Hillside views. Carpet flooring and access to eaves.

Bedroom 4.25m x 3.37m

Rear facing with carpet flooring.

Single Bedroom/Study 3.18m x 1.56m

Currently set up as a Study but could be used as a fourth bedroom.



EXTERNALLY

The rear garden ground is gated and has a low level fence and a stepped path that divides the garden between No 11 and the neighboring garden. The front part of the garden is a wild flower area behind which is a wood-chipped seating area backed by shrubs

The rear backs onto a public road where there is a small access path leading to the rear of Seaview Terrace. There is a communal laundry room for residence use and off-street parking.



Ariel view over Fort William with Ben Nevis in the back ground

Seaview Terrace

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

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