

## 15, GLENLOCHY ROAD, FORT WILLIAM

AN IMMACULATE DETACHED VILLA IN "WALK-IN" CONDITION SITUATED WITHIN THE PRESTIGIOUS DEVELOPMENT OF GLENLOCHY, ENJOYING VIEWS TOWARDS THE RIVER LOCHY, AONACH MOR, BEN NEVIS AND THE SURROUNDING HILLSIDE.



- ❖ Stunning, deceptively spacious and modern family home
- ❖ Quality fixtures and fittings through-out
- ❖ Striking fitted kitchen with oak flooring and granite worktops
- ❖ Two reception rooms
- ❖ Three fabulous, en-suite bedrooms (one ground floor)
- ❖ Double glazing / oil fired heating
- ❖ Substantial insulation & sound proofing
- ❖ Detached, double garage and additional off street parking
- ❖ Corner plot with sun decking
- ❖ Energy Performance Rating C-77

**PRICE GUIDE £320,000**

Situated in a quiet cul-de-sac in an extremely sought-after location within the prestigious development of Glenlochry. Just a short walk from Fort William town centre is this stunning detached family home which enjoys views towards Aonach Mor, Ben Nevis and the surrounding hillside. Glenlochry Estate is part of the former Distillery premises at North Road, Fort William. Completed in 2013 this prime corner spot has been home to the original developer since.

Contemporary living space and finished to an exceptionally high standard with the use of quality fixtures and fittings to include solid oak and granite. With neutral décor and boasting fabulous, spacious en-suite bedrooms and a striking fitted kitchen this certainly is the perfect "walk-in" condition family home. The property benefits from substantial living accommodation to include a sunroom to suit modern family life, a formal dining room, double glazing, oil fired heating, detached double garage, soundproofing with additional insulation and sun decking.

**THE ACCOMMODATION:** Ranges 1883 square feet and is complemented by its exceptionally high finish with the use of solid oak to the stairs, floor coverings, internal doors, facings and skirtings. **COMPRISES GROUND FLOOR:** reception hall, dining room, sunroom/sitting room, fitted kitchen, utility, W.C and bedroom (en suite) **FIRST FLOOR:** landing, 2 bedrooms (both en suite).

Centrally situated within walking distance of Fort William town centre and the attractive nearby village of Inverlochry which is a sought-after village with its own primary and nursery school, shopping centre, takeaway and is on the bus route into Fort William Town Centre.

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 all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.

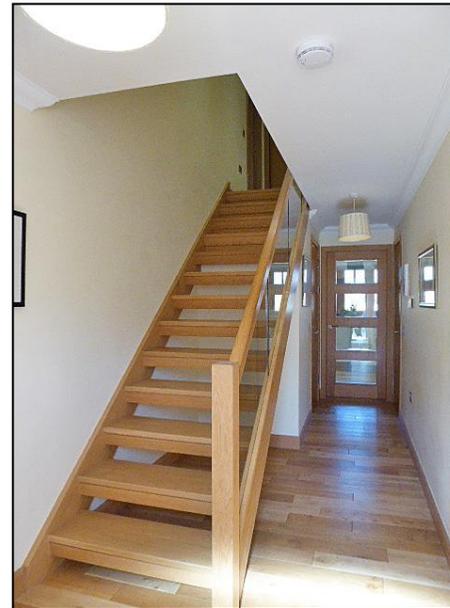
## **DIRECTIONS:**

**TRAVELLING NORTH:** Take the A82 from Fort William, until reaching Nevis Bridge, turn left and first left again into Glenlochry development (before the traffic lights). Number 15 is the corner plot situated at the end, on the right hand side.

**TRAVELLING SOUTH:** from Inverness on the A82 or west on the A86 from Dalwhinnie and the A9. Enter the Village of Spean Bridge driving over the river bridge. Pass the Spean Bridge Hotel on your left continue along the A82 until reaching Fort William, passing the Ben Nevis Distillery on your left, continue until reaching the traffic lights at Inverlochry after the roundabout take an immediate right into Glenlochry.

## **RECEPTION HALL STAIRS / LANDING:**

On entering the property you are immediately greeted with a light and airy reception hall that boasts solid oak wooden flooring and contemporary solid oak stair case with floating steps and glazed panels.



**FORMAL DINING ROOM**  
**5.57m x 3.94m (18'03" x 12'11")**

An elegant, formal dining room with views towards Ben Nevis and Aonach Mor. French doors open into the kitchen, providing for an open plan style living if desired. Quality fitted carpet and downlights.

**SUNROOM / SITTING ROOM**  
**6.49m x 3.94m (21'03" x 11'05")** (at longest x widest points)

This lovely sun trap room allows the light to flood in and really connects the house to the garden with French doors leading out onto sun decking and seating areas. Solid Oak flooring and downlights.

**GROUND FLOOR W.C**  
**2.01m x .89m (6'07" x 2'11")**

Predominantly tiled walls and fully tiled floor. Extractor, W.C and wash hand basin with under basin storage.



## KITCHEN-DINER

9.27m x 3.59m (30'05" x 11'09")

You don't need to be a gourmet chef to own a beautiful and stylish kitchen. With clean lines, sleek handles and granite worktops this is a truly luxurious kitchen with modern integrated appliances to include Miele and Bosch. There are two double ovens, hob with extractor chimney, dishwasher and glass fronted display cabinets. Luxury wall mounted radiators, oak flooring, downlights, breakfast bar and sliding doors off the dining area providing access to the sun decking.

## UTILITY

2.40m x 1.83m (7'10" x 6')

Sink and drainer with tiling above work surface areas, wall and base units, plumbing, electrics, extractor, oak flooring and access to rear garden.



**BEDROOM (GROUND FLOOR)**  
**3.71m x 3.04m (12'02" x 9'11")**

Beautifully appointed, front facing room with built in wardrobes. Quality fitted carpet. Enjoys views towards Ben Nevis and the surrounding hillside.

**EN-SUITE (GROUND FLOOR)**  
**2.88m x 1.59m (9'05" x 5'02")**

En-Suite comprises: large shower cubicle, W.C and wash hand basin with built in vanity units. Fully tiled with modern wall and floor tiles. Large mirror with over-head lighting, double shaver socket and chrome wall panel radiator.

**FIRST FLOOR**

Contemporary solid oak stair case provides access to the first floor where there are full height and width, triple sliding cupboards. There is coordinated, quality fitted carpet to the landing and each of the bedrooms. Access to the loft space.



## **BEDROOM 2**

**5.07m x 2.90m (16'07" x 9'06")** (at longest x widest points)

Spacious room enjoying views towards Ben Nevis and Aonach Mor. Built in wardrobes. Quality fitted carpet and radiator.

## **EN-SUITE 2**

**2.70m x 1.67m (8'10" x 5'05")**

Comprising, W.C, wash hand basin with vanity cupboard below, large shower cubicle, tiled walls and floor. Floating display shelves, modern wall radiator, extractor and downlights.

## **MASTER BEDROOM**

**5.93m x 3.95m (19'05" x 12'11")** (at longest x widest points)

Fabulous, bright and spacious room. Triple, part panel and part glazed built in wardrobes.

## **EN- SUITE BATHROOM**

**3.96m x 2.80m (13'00" x 9'02")**

Superior en-suite comprises: free standing bath, large shower cubicle, W.C, his and hers wash hand basins with vanity cupboards and shelving below. Mirror with overhead lighting, modern wall radiator, extractor and spotlights.



## EXTERNALLY

A gravel driveway gives access to a double, detached garage which benefits from lighting, power points and shelving. Outside security light and tap.

The front is relatively open with fencing and decking to the side and rear. There are mature tree's to add to the ambiance of the River Lochy which gently flows alongside the garden grounds. The sun decking area provides views towards Ben Nevis, Aonach Mor and the surrounding hillside.



**FLOOR PLAN AVAILABLE: see over page**

**A HOME REPORT IS AVAILABLE**

**VIEWING – by contacting the Selling Agents**

**ENTRY – by arrangement with the sellers.**

**ENQUIRIES AND OFFERS TO THE SELLING AGENTS:-**

McIntyre and Company  
Solicitors and Estate Agents  
38 High Street  
Fort William  
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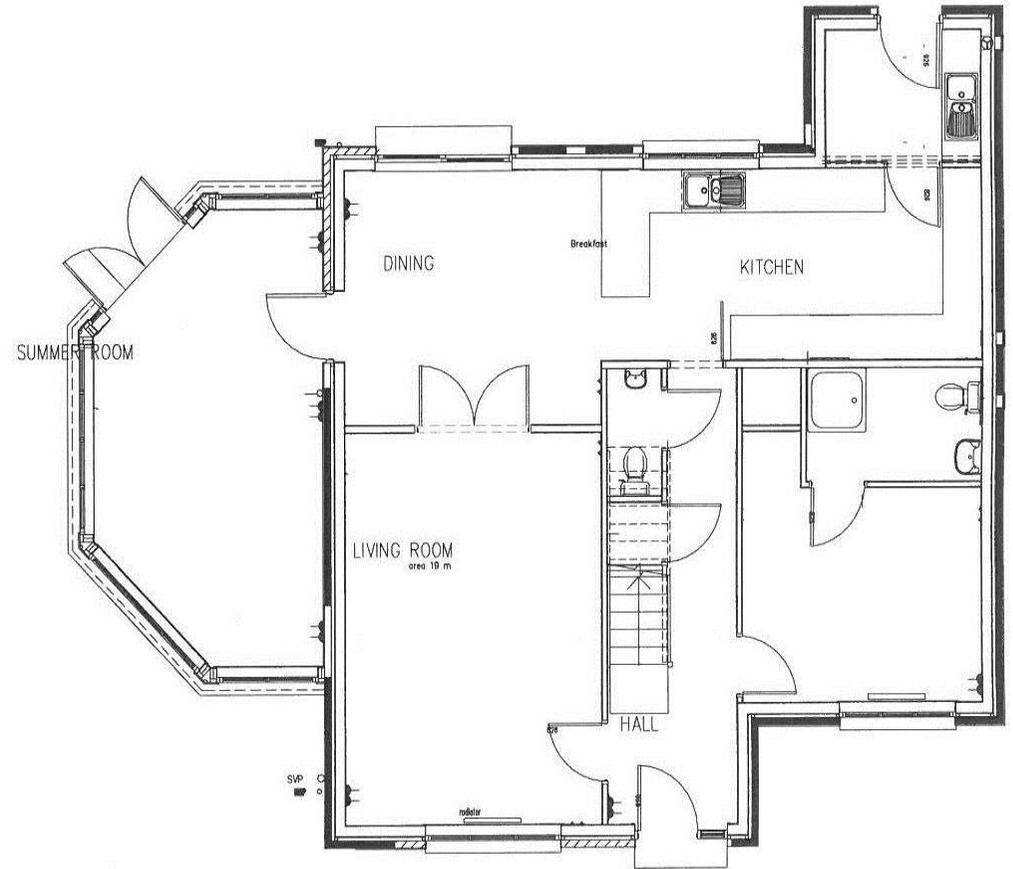
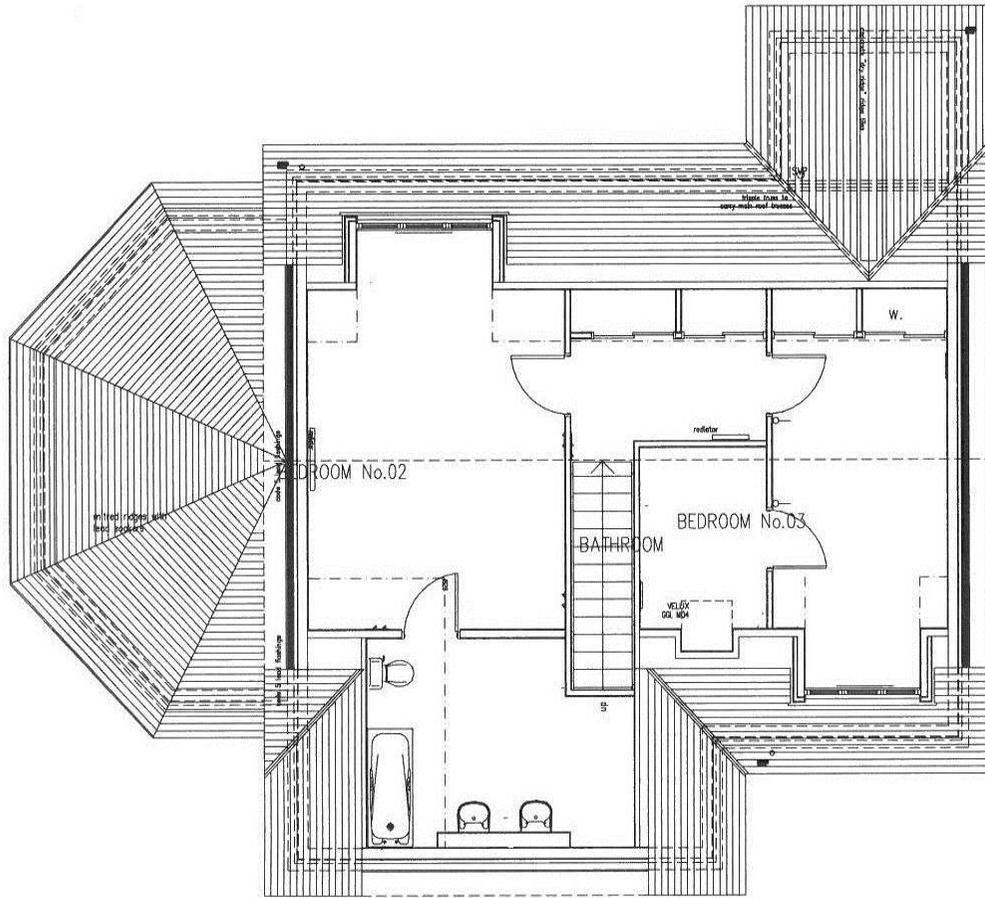
**Website:** [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

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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.



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