

40 NEVIS ROAD, INVERLOCHY, FORT WILLIAM

Partially refurbished, two bedroomed, bungalow situated in the popular village of Inverlochy.
Fantastic opportunity for first time buyer, buy to let or small family home.



PRICE GUIDE £128,000

mcintyre & co
Solicitors & Estate Agents

38 High Street
Fort William
PH33 6AT

Tel: 01397 703231 E-mail:

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

KEY FEATURES:

- ❖ Popular, Inverlochy location
- ❖ Partially refurbished
- ❖ Spacious lounge / new kitchen-diner
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Modern double glazing
- ❖ Garden ground to front and rear
- ❖ Energy Performance Rating F-35



LOCATION/AMENITIES:

Situated in sought after location with minimal traffic. The property is just a short walk of the Inverlochy Primary School and from a bus route into the town centre with links to the Medical Centre and Lochaber High School. There is easy access to the popular walks around Cow Hill and the West Highland Way.

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: 40, NEVIS ROAD, INVERLOCHY, PH33 6LY

TRAVELLING NORTH: Take the A82 from Fort William, until reaching Nevis Bridge and turn left. At the roundabout take a left into Inverlochy. Pass the primary school and take the next right into Nevis Road, continue until reaching the end of the road and parking. No 40, is facing onto the open grassed area to the left end of a block of 4 properties. You will need to enter the public gate/access path which leads to No 40.

DESCRIPTION:

Originally built around 1958 this two bed roomed bungalow spans approximately 65 square metres. Recently refurbished with a new fitted kitchen and quality fitted carpet to the entrance and rear halls and lounge. Neutrally decorated lounge and kitchen complimented by new, modern vinyl flooring to the kitchen. This is an attractive bungalow which is partially refurbished providing an opportunity to the next owner to make upgrades to the bedrooms and bathroom if desired.

The property benefits from modern, double glazing to include French doors to the bedroom which provides access to the garden grounds. Partial electric heating and a fireplace to the living room.

ACCOMMODATION:

Entrance porch, front and rear halls, kitchen-diner, lounge, two bedrooms and bathroom.



Entrance Porch: 1.83m x 1.75m (6'' x 5'8'')

Large window overlooks the front garden, public grassed area and enjoys hillside views. Further door leads into small inner hall where there is a built in cupboard with shelving and access into the kitchen-diner.

KITCHEN-DINER AREA: 5.23m x 2.51m (17'02'' x 8'02'')

Spacious, modern and fresh fitted kitchen with a variety of wall, drawer and base units and extractor chimney, modern tile effect vinyl flooring. Wall radiator and views onto the hillside.



LOUNGE: 5.19m x 3.12m (17'00'' x 10'02'')

Fireplace with tiled surround, new, modern light fitting. Access to rear hallway where there is a further store cupboard with shelving.

BEDROOM 1: 3.15m x 2.55m (10'09'' x 10'04'') (longest x widest points)

Built in wardrobes and storage units.



BEDROOM 2: 3.33m x 2.57m (10'11'' x 8'05'') (longest x widest points)

French doors provide access onto the garden ground.

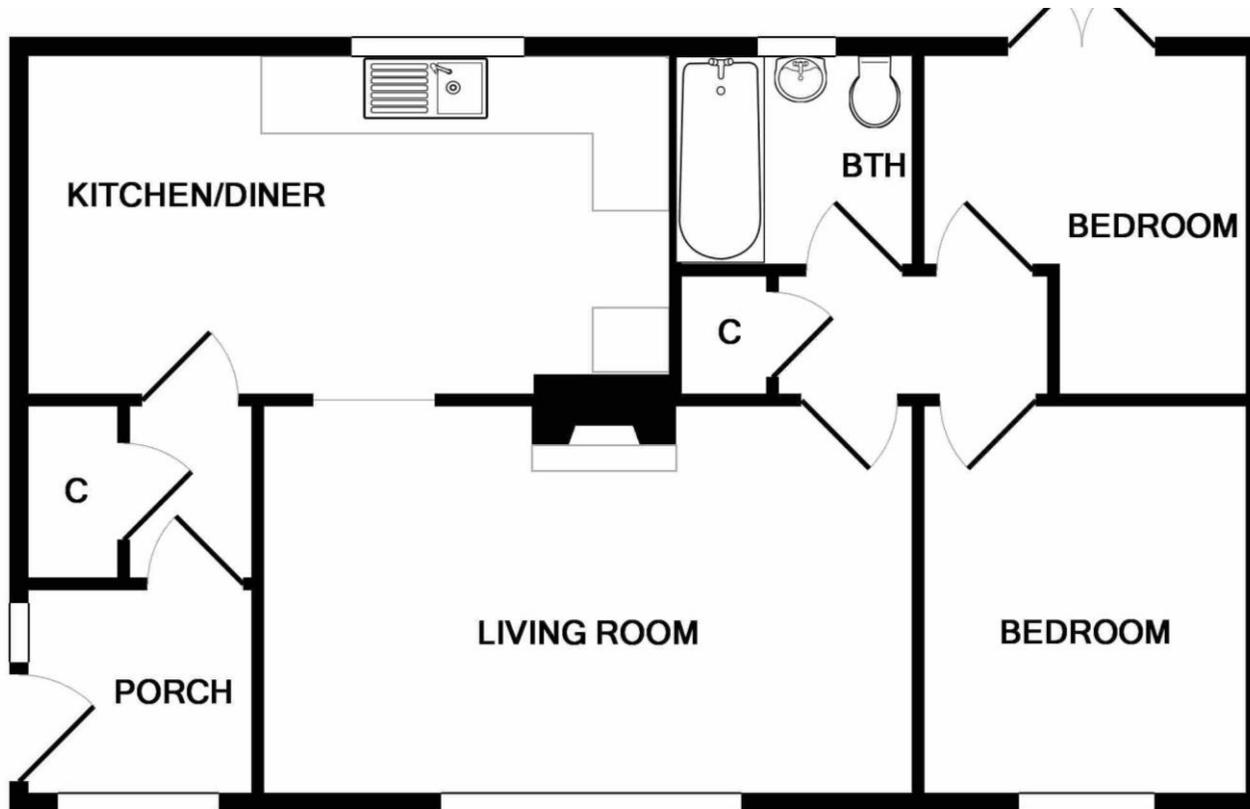
BATHROOM: 1.95m x 1.66m (6'05'' x 5'05'')

Comprises: Bath with shower over, W.C, wash hand basin, Vinyl flooring, fitted shelving and wall radiator.



EXTERNALLY

The property benefits from front and rear garden grounds which are bounded by fencing. To the front is a variety of small plants and shrubs whereas the rear is predominantly slab and gravel with a large garden shed.



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 & co
Solicitors & Estate Agents

McIntyre and Company
Solicitors and Estate Agents
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
VIEWING – by contacting the Selling Agents
ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:

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.

