



## 31 Lundy Road

Inverlochy, Fort William, PH33 6NY

Guide Price £250,000

**Fiuran**  
PROPERTY

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Inverlochy, Fort William, PH33 6NY

31 Lundy Road is a beautifully presented & spacious 3 Bedroom semi-detached House, located in the much sought-after village of Inverlochy. With well-maintained enclosed garden, driveway and stunning views towards Ben Nevis, it would make a wonderful family home, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Spacious 3 Bedroom semi-detached House
- Views of Ben Nevis & surrounding mountains
- Well-presented and in walk-in condition
- Desirable village location close to Fort William
- Within walking distance of the town centre
- Hallway, Lounge, Kitchen, Bedroom
- Upper Landing, 2 Bedrooms & Shower Room
- Double glazed windows
- Oil fired central heating
- Sizeable enclosed garden
- Private driveway with off-street parking
- Wonderful family home



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The Ground Floor accommodation comprises spacious Hallway with stairs rising to the first floor, bright Lounge, modern fitted Kitchen and Bedroom.

The First Floor accommodation offers the Upper Landing, 2 double Bedrooms and family Shower Room. There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its peaceful location, this lovely property benefits from double glazed windows and oil fired central heating. It is recently been upgraded and is set within well-maintained garden grounds with views of Ben Nevis. The private driveway provides ample off street parking.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

### **APPROACH**

Via the enclosed garden at the front of the property and entrance into Hallway or at the side into the Kitchen. The property can also be accessed via a parking area to the rear of the property and then into the enclosed rear garden.

### **HALLWAY** 3.1m x 1.2m (max)

With carpeted stairs rising to the first floor, radiator, newly fitted carpet and doors leading to the Lounge and the ground floor Bedroom.

### **LOUNGE** 5.1m x 3.7m (max)

With dual aspect windows to the front & rear elevations, radiator, newly fitted carpet and doors leading to the Kitchen and Hallway.

### **KITCHEN** 4.1m x 2.6m (max)

Fitted with modern base & wall mounted units, complementary work surfaces over, plinth lighting, stainless steel sink & drainer, electric oven & hob, stainless steel extractor hood, integrated fridge/freezer, plumbing for washing machine, laminate flooring, under stairs storage cupboard/pantry, window to the rear elevation and external door leading to the side garden.



**BEDROOM ONE** 4.1m x 2.9m

With dual aspect windows to the front & side elevations, built-in wardrobe, radiator and newly fitted carpet.

**UPPER LANDING** 2.8m x 2m (max)

With window to the rear elevation, storage cupboard, newly fitted carpet and doors leading to Bedrooms 2 & 3 & the Shower Room. There is also a hatch to the Loft.

**BEDROOM TWO** 5.3m x 3m

With window to the rear elevation and 2 further windows to the side elevation, large walk-in wardrobe, radiator and newly fitted carpet.

**BEDROOM THREE** 3.7m x 3m

With window to the front elevation, large walk-in wardrobe (which could also be used as office space), radiator and newly fitted carpet.

**SHOWER ROOM** 1.9m x 1.9m

With white suite comprising shower cubicle, WC & wash basin, window to the rear elevation, radiator and cushioned flooring.

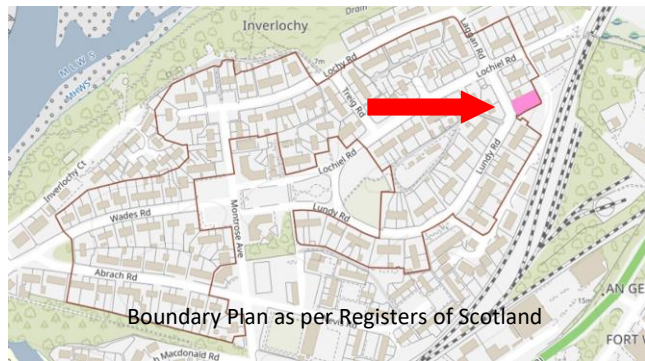


## GARDEN

With well-maintained, low maintenance, newly fenced garden to the front, side & rear of the property. The front garden is laid partly with gravel and partly with concrete with a block paved path leading to the front door. The side garden is laid partly with tarmac and partly with gravel and provides private off street parking. The rear garden is laid with grass to one side and gravel to the other. There is ample room in the rear garden for a shed or for further development (subject to the relevant planning consents).

## INVERLOCHY

Inverlochy is a popular village close to the town of Fort William. It has its own primary school and nursery school. Its close proximity to Glen Nevis, Ben Nevis and leisure facilities also makes it an ideal location for families, sports, fishing, and outdoor/adventure pursuits. The nearby town of Fort William offers further services & amenities.



## 31 Lundy Road, Inverlochy



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage.

**Council Tax:** Band C

**EPC Rating:** D63

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## DIRECTIONS

Follow the A82 North from Fort William until you reach Nevis Bridge. At the roundabout take the first exit into Inverlochy. Continue down the hill past the school, continue ahead on Montrose Avenue, at the shops turn right onto Lundy Road. Continue ahead, Number 31 is on the right hand side and can be identified by the For Sale sign.

## FORT WILLIAM

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

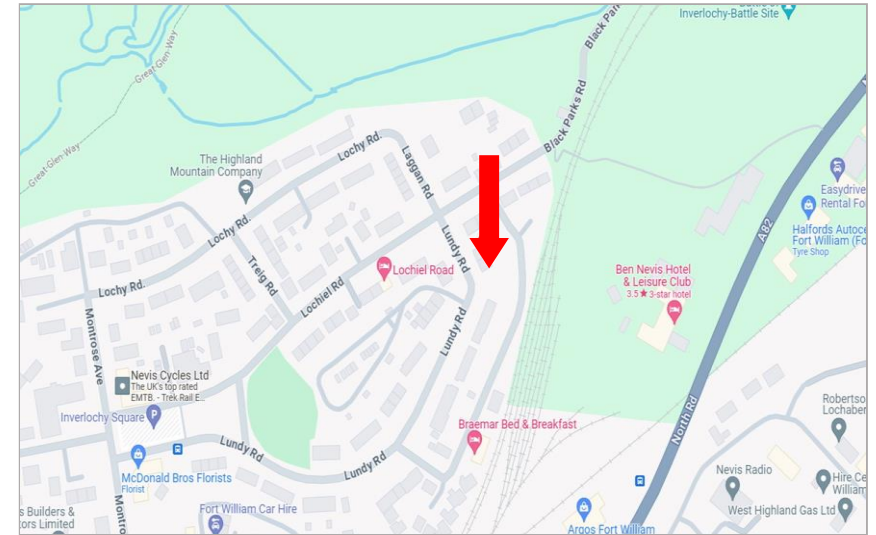
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

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