



## 6 Wades Road

Inverlochy, Fort William, PH33 6NE

Guide Price £225,000

**Fiuran**  
PROPERTY

[Fiuran.co.uk](https://www.fiuran.co.uk)



## 6 Wades Road

Inverlochy, Fort William, PH33 6NE

6 Wades Road is a beautifully presented & spacious 2 Bedroom semi-detached House, located in the much sought-after village of Inverlochy. With well-maintained sizeable enclosed garden, Summer House, driveway and views from the rear of 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

- Lovely 2 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, Utility Room
- Cloakroom, Upper Landing, 2 Bedrooms
- Family Bathroom and Loft
- Double glazed windows
- Oil fired central heating
- Substantial enclosed garden
- Attractive Summer House and various sheds
- Private driveway with off-street parking
- Wonderful family home



6 Wades Road is a beautifully presented & spacious 2 Bedroom semi-detached House, located in the much sought-after village of Inverloch. With well-maintained sizeable enclosed garden, Summer House, driveway and views from the rear of Ben Nevis, it would make a wonderful family home, or an ideal buy-to-let investment.

The Ground Floor accommodation comprises entrance Hallway with stairs rising to the first floor, bright Lounge, modern fitted Kitchen, Utility Room and Cloakroom.

The First Floor accommodation offers the Upper Landing, 2 double Bedrooms and the family Bathroom. 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 from the rear 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 rear into the Utility Room.

#### **HALLWAY** 3.5m x 2.1 (max)

With carpeted stairs rising to the first floor, under stairs storage cupboard, radiator, laminate flooring and doors leading to the Lounge, Kitchen and Cloakroom.

#### **LOUNGE** 5.2m x 3.7m (max)

With dual aspect windows to the front & rear elevations, 2 radiator and laminate flooring.

#### **KITCHEN** 4.3m x 3m (max)

Newly fitted with modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric double oven & hob, stainless steel extractor hood, space for freestanding fridge/freezer, tiled splashbacks, laminate flooring, window to the rear elevation and door leading to the Utility Room.

#### **UTILITY ROOM** 2m x 1.5m

With plumbing for washing machine, space for tumble dryer, window to the side & rear elevation, vinyl flooring and external door leading to the rear garden.





**CLOAKROOM** 2.4m x 1.4m

With modern white suite comprising WC & wash basin, frosted window to the side elevation, heating towel rail and vinyl flooring.

**UPPER LANDING** 2.3mx 1m (max)

With window to the front elevation, fitted carpet and doors leading both Bedrooms and the family Bathroom. There is also a hatch to the Loft.

**BEDROOM ONE** 4m x 3.9m

With dual aspect windows to the side & rear elevations, large free-standing wardrobe with sliding doors, walk-in wardrobe, radiator and fitted carpet.

**BEDROOM TWO** 4.1m x 2.7m

With window to the rear elevation, radiator and fitted carpet.

**BATHROOM** 2.9m x 2.4m

Newly fitted white suite comprising bath, shower cubicle, WC & wash basin, frosted window to the front elevation, heated towel rail and laminate flooring.



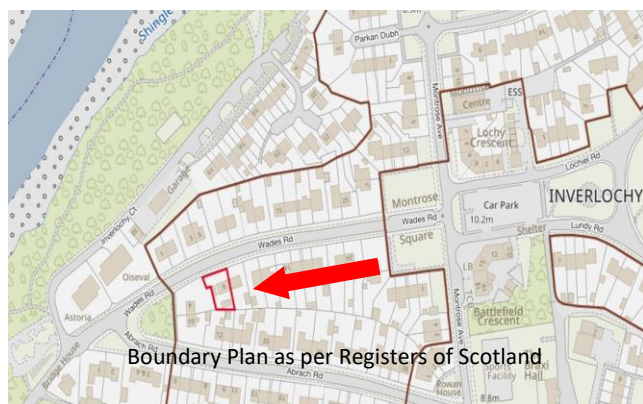


## GARDEN

With well-maintained, low maintenance garden to the front, side & rear of the property. The front garden is laid with grass offset with paving slab paths which lead to the front door and a block paving driveway which provides ample private off street parking. The side garden is laid with paving slabs and houses 2 timber sheds. The rear garden is laid with a variety of paving slabs & gravel and houses an attractive Summer House with log burner, power & lighting and a 3<sup>rd</sup> shed which is located to the rear of the Summer House.

## 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.



# 6 Wades 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 from Fort William until you reach the Nevis Bridge roundabout, take first exit. At the mini roundabout take first exit into Inverlochy. Continue down the hill past the school which is on your left. Wades Road is the third turning on the left. Number 6 is the last property on the left 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.

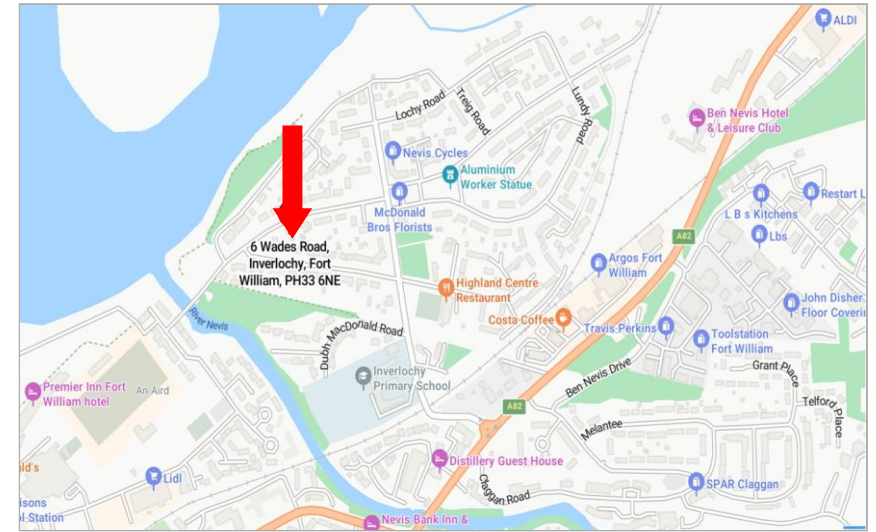
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

Dail-Uaine

Invercoe

Glencoe

PH49 4HP



