



Lower Flat, Clunes Cottage

Cameron Road, Fort William, PH33 6LH

Guide Price £195,000

Fiuran
PROPERTY

Lower Flat, Clunes Cottage

Cameron Road, Fort William, PH33 6LH

Lower Flat is a beautifully presented and spacious ground floor flat with 3 Bedrooms, with private garden to the front, side & rear and conveniently located within walking distance of Fort William town centre, it would make an ideal first home, perfect family home, or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom ground floor Flat
- Elevated position above Fort William
- Convenient town centre location
- Entrance Porch, Hallway, Lounge
- Kitchen, Inner Hall, Utility Room
- Master Bedroom with En Suite Shower Room
- 2 further double Bedrooms, Bathroom
- Double glazed windows & oil central heating
- Private garden to front, side & rear
- Wonderful family home
- Ideal purchase for first time buyers
- Perfect buy-to-let investment
- Within walking distance of local amenities



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The accommodation comprises Entrance Porch, Hallway, Lounge, Kitchen, Inner Hall, Utility Room, Master Bedroom with En Suite Shower Room, 2 further Bedrooms, and family Bathroom.

In addition to its convenient location this bright ground floor Flat benefits from high ceilings, is fully double glazed and has oil fired central heating.

Lower Flat enjoys garden grounds to the front, side & rear. The shared driveway provides off street parking, there is also further on street parking to the front of the property.

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

APPROACH Via the front garden and entrance into the Porch, or at the rear into the Utility Room.

ENTRANCE PORCH 1.8m x 1.4m

With double external doors to the front elevation, radiator, tiled flooring and door leading to the Hallway.

HALLWAY 4m x 4m (max)

With radiator, laminate flooring and doors leading to the Lounge, Kitchen, all Bedrooms, and the family Bathroom.

LOUNGE 4.8m x 4.5m (max)

With dual aspect windows to the front & side elevations, radiator, attractive log burner stove, laminate flooring and door leading to the Hallway.

KITCHEN 3.7m x 3.4m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, electric oven & hob, extractor hood, stainless steel sink & drainer, tiled splashbacks, dishwasher, fridge/freezer, radiator, dual aspect windows to the side & rear elevations, laminate flooring and doors leading to the Inner Hall and Hallway.

INNER HALL 2.5m x 1.1m

With fitted shelves, laminate flooring and doors leading to the Utility Room and Kitchen.

UTILITY ROOM 2.4m x 1.8m

With washing machine, tumble dryer, large storage cupboard, tiled flooring and external door leading to the rear garden.

BEDROOM ONE 3.8m x 3.6m (max)

With window to the front elevation, radiator, laminate flooring and door leading to the En Suite Shower Room.



EN SUITE SHOWER ROOM 1.9m x 1.6m

Fitted with a modern white suite comprising shower cubicle, wash basin & WC, feature mirror with lights, radiator, partly tiled walls and cushioned flooring.

BEDROOM TWO 3.9m x 2.7m

With window to the side elevation, radiator and laminate flooring.

BEDROOM THREE 2.7m x 2.5m

With window to the rear elevation, pull down wall bed with wardrobe & cupboard surround, radiator and laminate flooring.

BATHROOM 2.8m x 1.5m

With newly fitted modern white suite comprising bath with shower, wash basin & WC, heated towel rail, tiled walls & flooring and frosted window to the side elevation.

GARDEN

With private garden to the front, side & rear. The front garden is laid with grass and paving slabs leading to the front door. The side garden is laid with gravel, and the rear garden is on 2 levels, the lower level is laid with paving slabs a perfect area for garden furniture and for dining alfresco, the upper level is laid with gravel offset with planters which are planted with a variety of mature, shrubs & bushes. There is also a shed in the rear garden. The shared driveway (shared with the upper flat) provides private off-street parking. Further free on street parking is available at the front of the property.



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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, and drainage.

Council Tax: Band D **EPC Rating:** E47

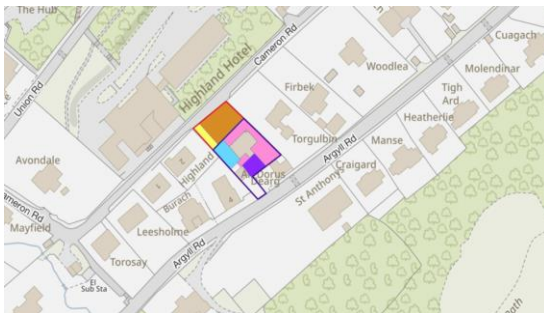
Local Authority: Highland Council

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.



FORT WILLIAM

Fort William is surrounded with the most breathtaking scenery of mountains and lochs, is steeped in history, and offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, fishing and water sports, mountain biking and golfing. The area is known as the Outdoor Capital of the UK and attracts visitors all year round.

DIRECTIONS

On the A82 from the West End Car Park roundabout, take the third exit onto Lundavra Road, and continue up the hill. Turn left on to Union Road, then right on to Cameron Road, follow the road round to the left. Clunes Cottage is the 5th house on the right hand and can be identified by the For Sale sign.

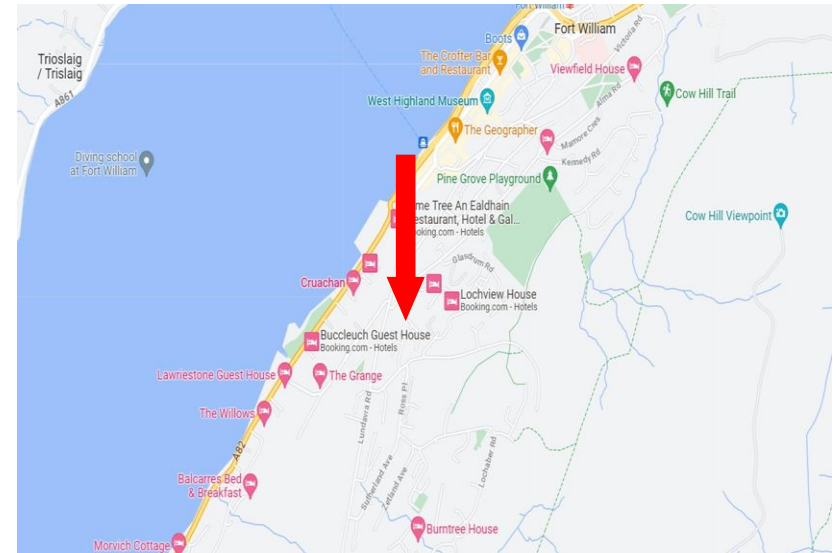
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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