



5 LOCHY CRESCENT, INVERLOCHY, FORT WILLIAM

PRICE GUIDE £100,000



T: 01397 703231 F: 01397 705070

E: property@solicitors-scotland.com

W: www.solicitors-scotland.com

KEY FEATURES :

- ◆ Situated in sought after village location of Inverlochy
- ◆ Within walking distance of schools and local amenities
- ◆ First floor, one bedroom apartment
- ◆ Energy Performance Rating E-49

LOCATION :

Situated in sought after Inverlochy, the property is just a short walk to the Inverlochy Primary School and nursery school as well as being on a bus route into Fort William town centre. There are bus links to the Medical Centre and Lochaber High School and there is easy access to the popular walks around Glen Nevis, Ben Nevis and the West Highland Way.

Fort William is the main district town of Lochaber and is known as the “Outdoor Capital of the UK”. It is a popular tourist destination and has a wide variety of attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities for the Great Glen Way.

There is a variety of shops, a Library, Tourist Information Centre, Museum and Railway Station which has an overnight sleeper to London, links to Mallaig, Glasgow and Edinburgh as well as a Bus Station.

DIRECTIONS: 5 LOCHY CRESCENT, INVERLOCHY, FORT WILLIAM PH33 6NG

Take the A82 North from Fort William, until reaching Nevis Bridge and bear left, at the traffic lights turn left into Inverlochy. Drive into the village until reaching Nevis Cycles, No 5, Lochy Crescent is the blue door next to the entrance for Nevis Cycles.

DESCRIPTION:

Originally built around 1930 the property spans approximately 54 sq m.

This is a bright and spacious, 1st floor, one bedroomed flat which is well presented and benefits from double glazing, ample storage and has electric heating.

The property is located above a retail shop in the village. Whilst the flat would benefit from some updating it also forms a good first time buyer, buy to let or small family home.



No 5 & 5A share the entrance/stairwell. On the landing there is a storage, boot and coat rack which is owned by No 5.

HALLWAY: 2.67m x 1.13m (8'08" x 3'08")

Carpet flooring and wall heater.

LOUNGE-DINER: 5.43m x 4.m (17'09" x 13'01") (longest x widest points)

Bright and spacious room with dual windows providing treeline views. There is sufficient space for a small dining table and work station. Wall heater and carpet flooring.

KITCHEN: 3.08m x 2.89m (10' 01"x 9'05") (longest x widest points)

Fitted kitchen with a variety of wall, drawer and base units. Large pantry style cupboard and Vinyl flooring.

BEDROOM: 4.17m x 3.22m (13'08"x 10'06")

A spacious, front facing double room with sufficient space for a seating area or additional futon style bed. There are full height and width built in wardrobes across one of the walls. Carpet flooring.

BATHROOM : 2.90m x 1.35 m (9'06"x 4'05")

Bath with shower and side screen over, W.C, wash hand basin, shaver socket, spot light fitting, predominantly tiled walls and vinyl flooring.

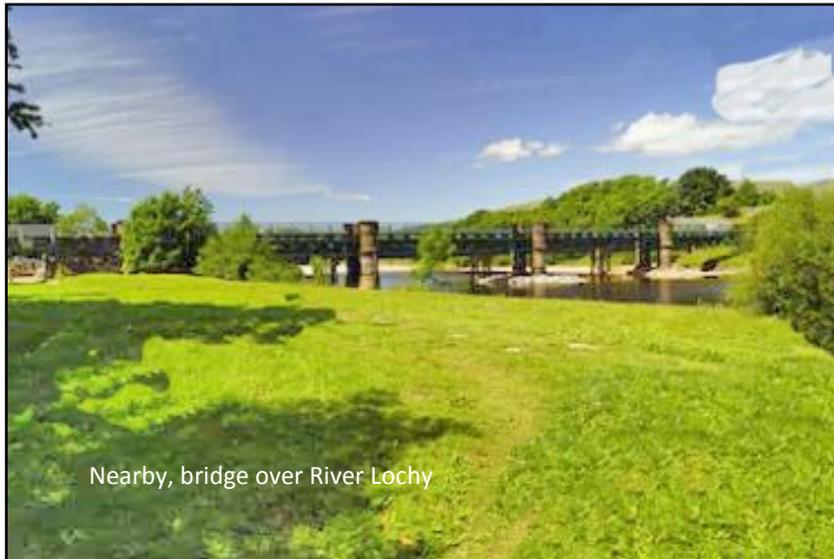


EXTERNALLY

There is a garden to the rear of the building which is shared with flat 5A. Currently neither party use the garden ground.

There is free public parking to the side of the flat and an open aspect to the front with a communal grassed area. A play park is short walk from the property.

There is a shared stairway with No 5A, to the back of the entrance is understairs storage owned by No 5 only.



Nearby, bridge over River Lochy



Nearby, Inverlochy Castle

McIntyre & Company,

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

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.



SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany