




McEwan Fraser Legal
Solicitors & Estate Agents
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1 Moray Place
FORT WILLIAM, HIGHLAND, PH33 6JY

1 MORAY PLACE

FORT WILLIAM

THE AREA

Lying in the shadow of Ben Nevis, Fort William is the “Outdoor Capital of the UK”, with its ever changing scenery and a renowned reputation for its friendly and welcoming nature. Moray Place is very central just a few minutes’ walk from the town centre and very close to the nearby primary school. It is also in close proximity to a play park and the local well stocked Spar shop. Lochaber provides an all season playground for a huge range of sports and outdoor activities. Cycling, mountain biking, walks, fishing, sailing, climbing, skiing, snowboarding are all available nearby. Fort William offers a superb selection of amenities including a wide range of shops, supermarkets and restaurants. There are excellent links by rail and bus to and from the North and South, which allows access to larger cities such as Inverness and Glasgow.

THE PROPERTY

1 Moray Place is a desirable two bedroom ground floor flat in good order throughout, with views towards Loch Linnhe and the Ardgour hills. Externally the property benefits from recent upgrades to the roof and exterior. Centrally located within short walking distance of the town centre and the brand new Lundavra Primary School set to open its doors this autumn, this property would make an ideal first time purchase, starter family home or buy-to-let opportunity.

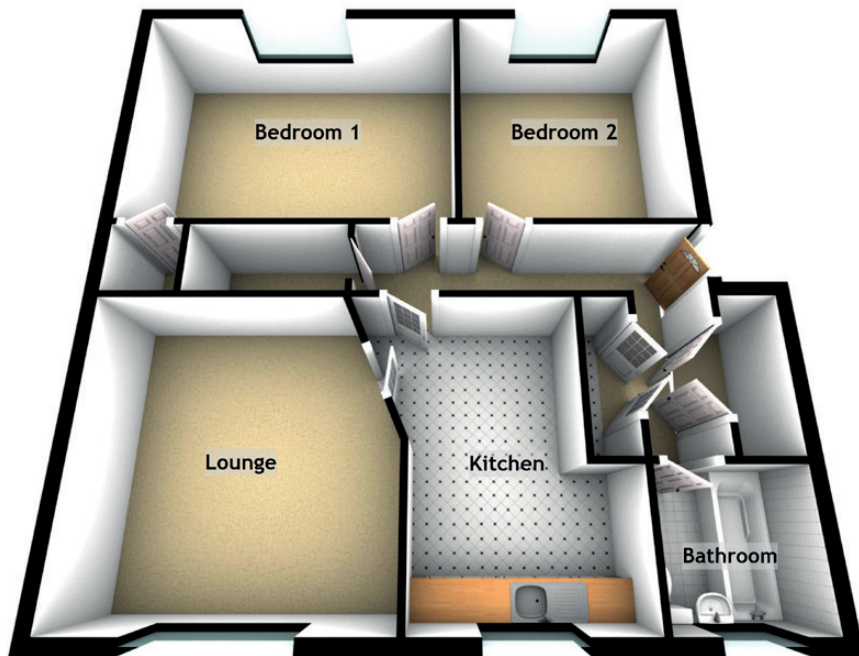
Internally, the living room is spacious, with a large window filling the space with natural light. The kitchen is sizable, with plenty of base and wall units and the potential to develop an open plan kitchen/living space with the relevant permissions. There are two double bedrooms, both with built in wardrobes. Completing the accommodation is a good sized bathroom with shower over the bath. There is also ample storage in this property, with three spacious cupboards in the hall.

Ben Nevis



View from property





Approximate Dimensions (Taken from the widest point)

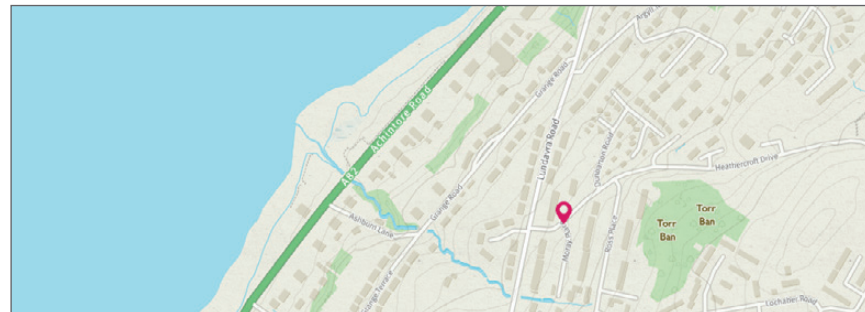
Lounge	4.10m (13'5") x 4.10m (13'5")
Kitchen	4.20m (13'9") x 2.90m (9'6")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²) - 59m²

EPC Rating - F

Extras
(Included in the sale)

Carpets and wooden floors recently fitted, non-allocated parking spaces available adjacent to property, card meter electricity, electric heating.



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Part
Exchange
Available



Text and description
SIOBHAN MACLEAN
Surveyor



Professional photography
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Photographer



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