

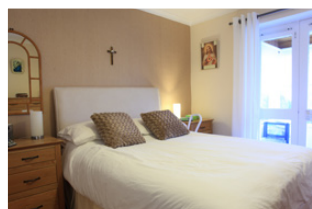
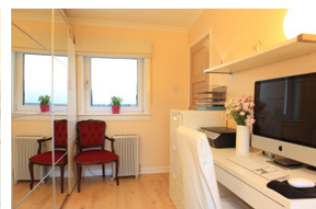



McEwan Fraser Legal
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19 Kennedy Road
FORT WILLIAM, HIGHLAND, PH33 6HQ



19 KENNEDY ROAD



Lying in the shadow of Ben Nevis, Fort William is the “Outdoor Capital of the UK”. 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 from both north and southern routes. Fort William offers all year round activities and hosts many international events.

Just a few minutes from the town is Glen Nevis, one of Scotland’s most picturesque Highland glens. The glen is formed from the flank of Ben Nevis and two other mountains and has the River Nevis flowing through it.

The Nevis Range Ski, Snowboard and Mountain Biking Centre on Aonach Mor is one of the town’s major attractions. A gondola takes visitors 2,000 ft up the mountain for amazing views and access to the ski slopes. The centre hosts the UCI Mountain Bike World Cup in June every year. Other recreational opportunities and events are available including: Annual Highland Games, sailing, hill walking/hiking. A Highland town with ever changing scenery with a reputation of being welcoming and friendly.

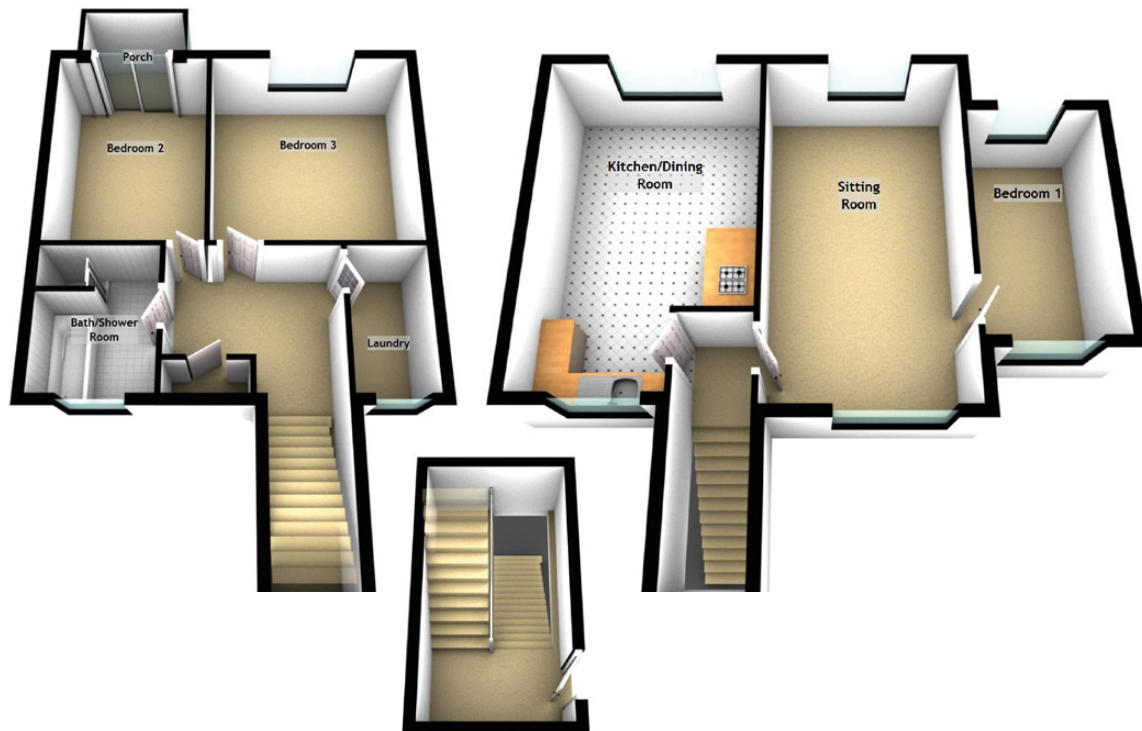
There is a three bedroom terraced house, in a central

location, which has too be seen to be appreciated. With its stunning views overlooking Loch Linnhe and its picturesque garden, this property would be perfect for a first time buyer or new family. This house also has the potential to be a great investment as a rental property.

As the whole house has been recently carpeted, new doors fitted, a brand new kitchen put in and a new heating system in place, it really is ready to be enjoyed.

This property should not be missed and a viewing is highly recommended.



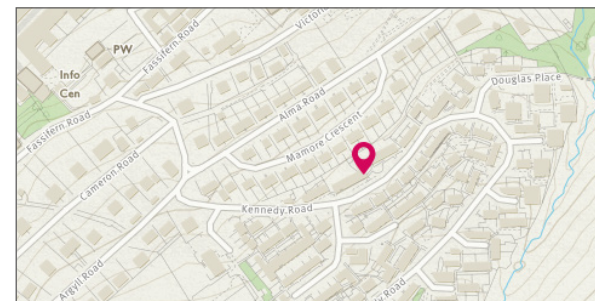


Approximate Dimensions
(Taken from the widest point)

Sitting Room	5.84m (19'2") x 3.19m (10'6")
Kitchen/Dining Room	5.31m (17'5") x 3.03m (9'11")
Bedroom 1	3.89m (12'9") x 2.15m (7')
Bedroom 2	3.80m (12'6") x 2.78m (9'1")
Bedroom 3	3.80m (12'6") x 3.68m (12'1")
Bath/Shower Room	2.54m (8'4") x 2.04m (6'8")
Laundry Room	1.92m (6'3") x 1.66m (5'4")

Gross internal floor area (m²) - 82m²

EPC Rating - D



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Text and description
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