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33 Lundy Road
INVERLOCHY, FORT WILLIAM, PH33 6NZ

33 LUNDY ROAD

INVERLOCHY FORT WILLIAM // PH33 6NZ

PROPERTY IN ONE OF
FORT WILLIAM'S MOST
DESIRABLE LOCATIONS

DWELLING WITH
ENORMOUS POTENTIAL



EXTERNAL PROPERTY VIEWS / KITCHEN / SITTING ROOM

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.

A Highland town with ever changing scenery with a reputation of being welcoming and friendly.

Desirable semi detached dwelling in the beautiful village of Inverlochy. Inverlochy is a popular residential village on the edge of Fort William and has its own primary & nursery school, shops and Post Office.

The property offers good sized accommodation in a traditional layout, while benefiting from oil central heating and double glazing. Due to the size and location, this property would be ideal as a family home or a first time buyers home. It would also present an excellent investment for the buy-to-let market.

Excellent views of Ben Nevis from front of house which is surrounded with beautiful garden shrubs.

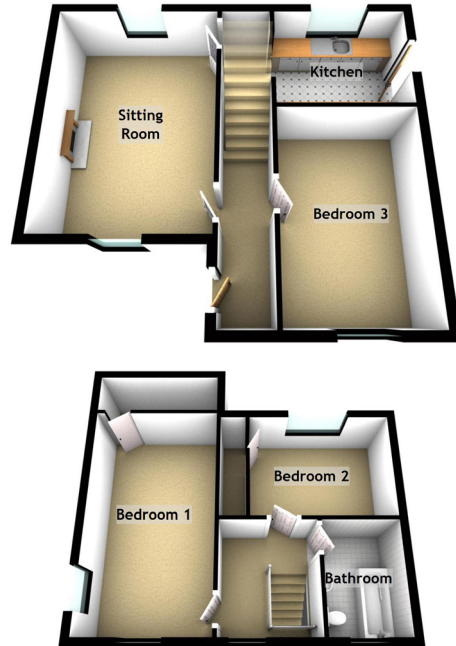
Accommodation consists of the following lounge, kitchen, three good size bedrooms, bathroom with shower and the benefit of oil fired central heating.



BEDROOMS



SPECIFICATIONS



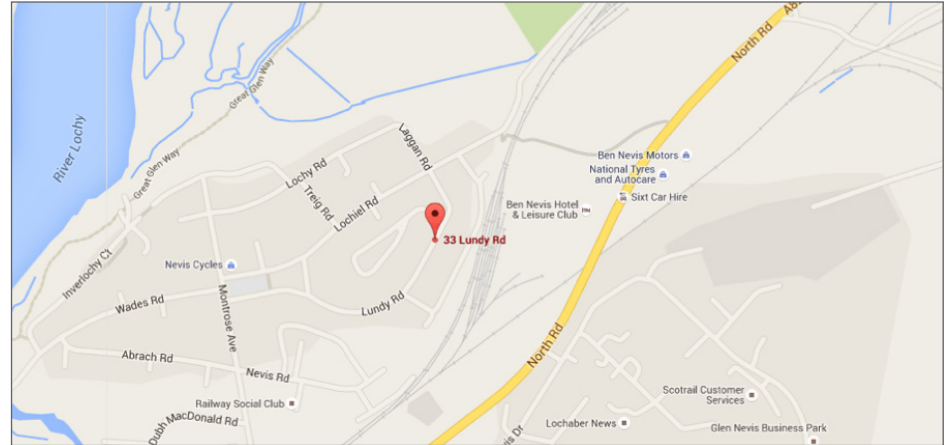
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen 4.14m (13'7") x 2.71m (8'11")
Sitting Room 5.02m (16'6") x 3.51m (11'6")
Bedroom 1 5.30m (17'5") x 3.01m (9'11")
Bedroom 2 3.69m (12'1") x 3.04m (10')

Bedroom 3 4.08m (13'5") x 2.88m (9'5")
Bathroom 1.86m (6'1") x 1.84m (6')

GROSS INTERNAL FLOOR AREA (m²) - 93 m²

EPC Rating - E



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
PHILIP BURNS
Surveyor



Layout graphics and design
EAMONN MULLANE
Designer

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