





THE LOCATION

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.



Ben Nevis, Glenfinnan Viaduct, Loch Linnhe, Ben Nevis Distillery

25 HENDERSON ROW

McEwan Fraser Legal are delighted to bring to the market an outstanding family home. The property boasts the most spectacular views over Loch Linnhe and Fort William. Built in the 1960's to accommodate the ever increasing number of people locating to Lochaber for employment, Henderson Row is situated on the hillside adjoining Ben Nevis.

The property is of a traditional layout for it's time. An entrance way, with a cloakroom, leads you into property. A large living room is enhanced with French doors leading to front garden. A good-sized and well equipped kitchen completes the downstairs of the property. Upstairs you find two spacious double bedrooms, a single bedroom and a bathroom. Ideal for any family.

The exterior of the property has recently been re-clad and is also enhanced with double glazing to compliment the off-peak central heating system. The property is surrounded with gardens at both front and back. At the foot of the front garden you find the garage that comes with the property. This ensures that owner has their own off-street parking.

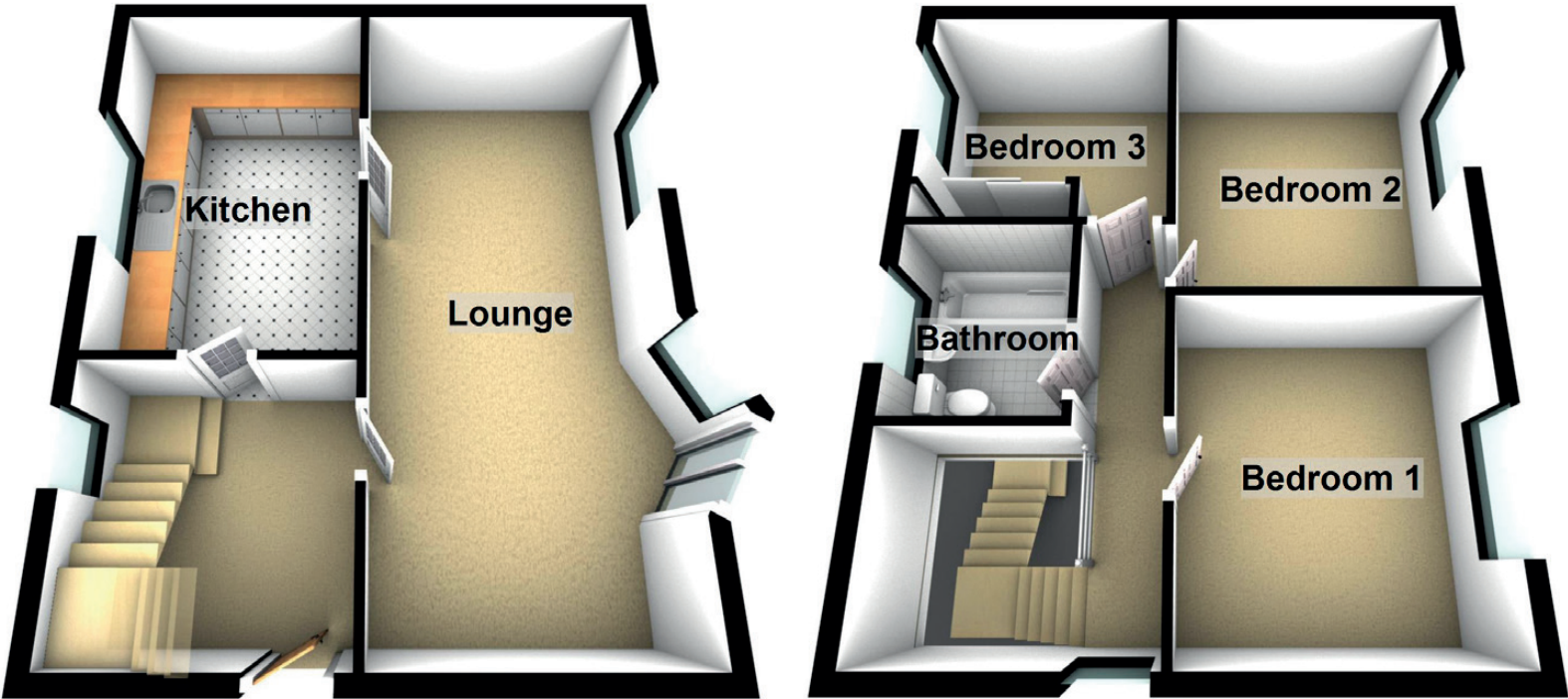
Going by previous experience of properties of this standard and location, then we would imagine that there will be plenty of interest in this dwelling. For this reason we would highly recommend early viewing.



BEDROOMS AND BATHROOM



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	7.17m (23'6") x 3.16m (10'4")
Kitchen	4.24m (13'11") x 2.78m (9'1")
Bedroom 1	3.52m (11'7") x 3.17m (10'5")
Bedroom 2	3.52m (11'7") x 3.17m (10'5")
Bedroom 3	2.80m (9'2") x 2.29m (7'6")
Bathroom	2.09m (6'10") x 1.69m (5'7")

Gross internal floor area (m²) - 88m²

EPC Rating - D

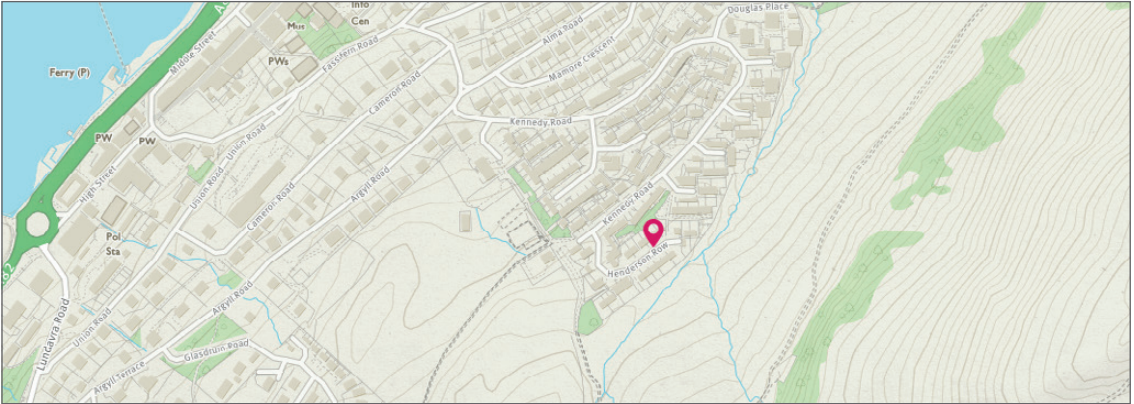


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View from property



Solicitors & Estate Agents

Tel. 01397 600 006

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
PHILIP BURNS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer