

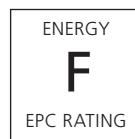


Westcourt

Achintore Road, Fort William, Highland, PH33 6RG



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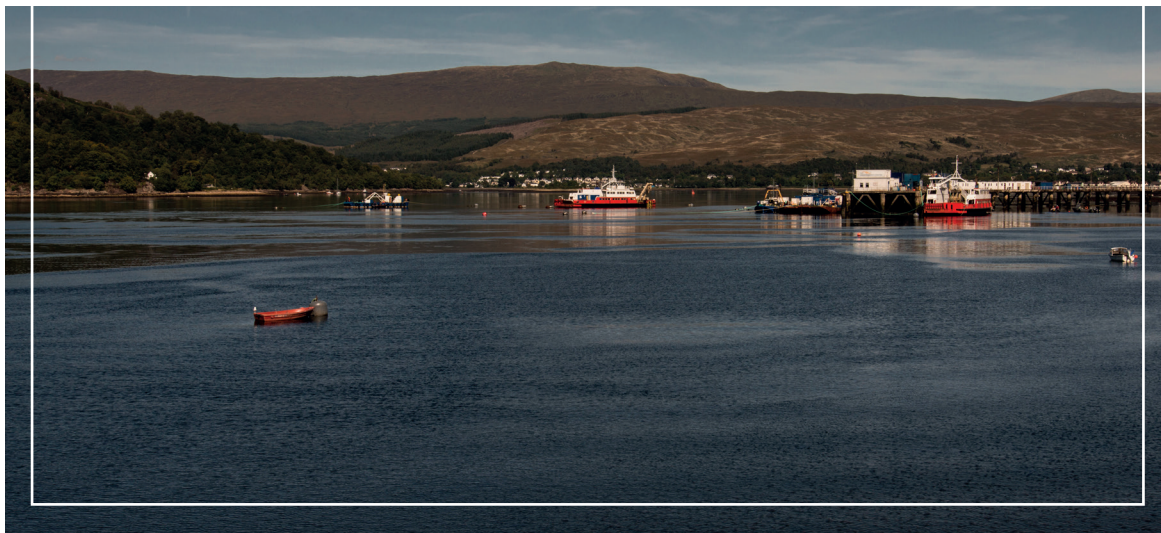
FORT WILLIAM

Highlands

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.

Located on the A82 leading into the town, Westcourt is a short walk from the town centre, as well as the local yacht club, and is also within easy reach of the end of the West Highland Way.

Lochaber provides an all season playground for a huge range of sports and outdoor activities. Cycling, mountain biking, fishing, sailing, walking, climbing, skiing and 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.





WESTCOURT



Property Description



Westcourt is a prestigious and generously proportioned detached house with separate studio apartment, set in a superb position, with glorious hill and loch side views. It is an immaculate property, with a truly luxurious yet homely feel. The property is a large family home, currently trading as a successful B&B.

On entering the property you are welcomed by a most spacious reception hall, which in turn leads to all ground floor apartments, including a large family kitchen with breakfasting area. There is a wealth of floor and wall mounted units with granite work surfaces and integral appliances, all surrounding the showpiece central island. There are patio doors leading from the kitchen to the patio/entertaining area to the rear of the property. The utility room just off the kitchen is also a good size. The large lounge to the front of the property features a beautiful fire surround and large windows capturing uninterrupted views over the loch and hills. The private dining area forms part of the living room, which has patio doors leading to the rear patio. Cleverly hidden in the corner of this room is a door and staircase leading to

the basement, which is ideal for extra storage.

Also to this level you will find two double bedrooms, one with en suite bathroom, including a double shower and a double Jacuzzi spa bath. There is a room currently used as the dining room, which could easily be a play room or den for the kids and there is also a handy downstairs shower room.

Journey upstairs via the impressive oak stair case, through the large landing where you will find four spacious bedrooms, one of which is the master bedroom/suite, this along with one of the other bedrooms has a fantastic en-suite, with six foot bath and separate double shower. There are two double bedrooms, both with modern en-suite facilities.

The self-contained apartment, recently constructed and located above the garage, has an open plan kitchen/ living area/ bedroom and a shower room. It is beautifully presented, and would work well as an added source of income.

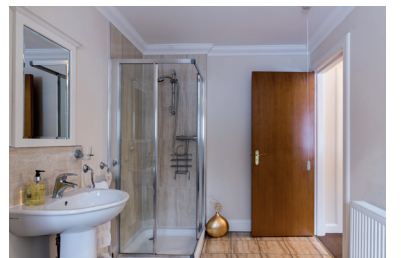


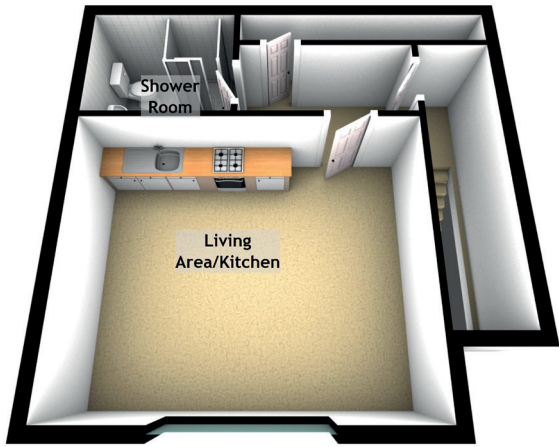
"...an immaculate property, with a truly luxurious yet homely feel..."





Bedrooms & Bathrooms





MAISONETTE DIMENSIONS
 (Taken from the widest point)
 Living Area/Kitchen 4.50m (14'9") x 4.20m (13'9")
 Shower Room 2.50m (8'2") x 1.80m (5'11")

Maisonette

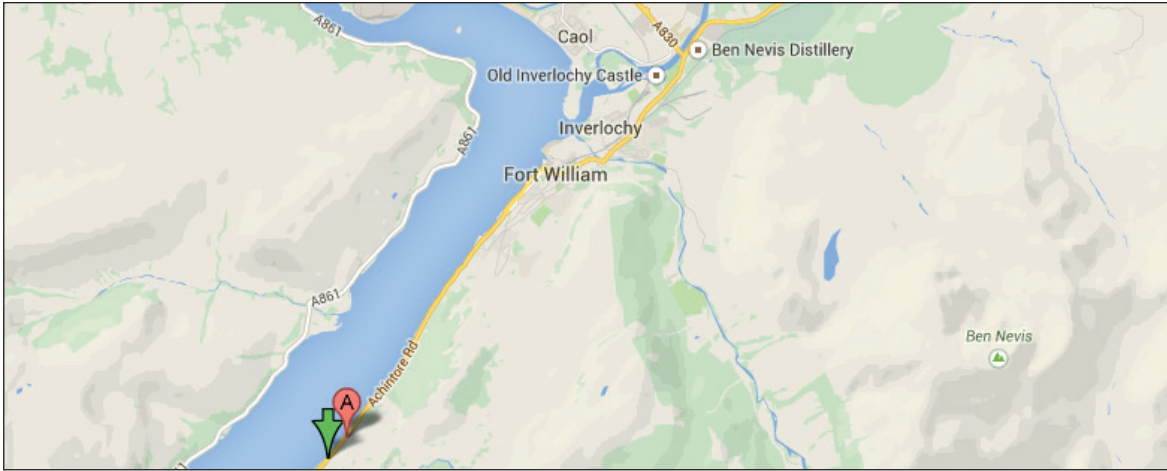


APPROXIMATE DIMENSIONS
 (Taken from the widest point)

Entrance Hallway	7.59m (24'11") x 6.06m (19'11")
Lounge	7.60m (24'11") x 4.50m (14'9")
Kitchen/Family Room	7.30m (23'11") x 6.00m (19'8")
Utility	3.26m (10'8") x 1.46m (4'9")
Dining Room	8.20m (26'11") x 3.70m (12'2")
Bedroom 6/Study	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	5.00m (16'5") x 4.80m (15'9")
En-suite 1	4.00m (13'1") x 1.80m (5'11")
Bedroom 2	4.50m (14'9") x 3.60m (11'10")
En-suite 2	1.60m (5'3") x 1.50m (4'11")
Bedroom 3	4.50m (14'9") x 3.60m (11'10")
En-suite 3	1.60m (5'3") x 1.50m (4'11")
Bedroom 4	3.60m (11'10") x 3.00m (9'10")
Bedroom 5	5.20m (17'1") x 3.60m (11'10")
En-suite 5	3.60m (11'10") x 2.40m (7'10")
Bathroom	4.00m (13'1") x 2.00m (6'7")
WC	2.40m (7'10") x 1.80m (5'11")
Basement	6.90m (22'7") x 4.0m (13'1")

EXTRAS
 (Included in the sale)

The land directly opposite the property on the other side of the road is also part of the sale. This is used as public ground. Integrated double fridge/freezer, gas rangemaster cooker and hob, with extractor fan, dishwasher and built in microwave in kitchen. Remaining contents, including washing machine in utility room are available by separate negotiation. Oil fired central heating and high pressure hot water system. Plenty of storage space, including the attic, which is mostly floored. Considerable amount of parking space, with detached double garage (which could also be converted into a living space, with the necessary planning and building warrants) and garden sheds to rear.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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