



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01397 600 006

**51 Banff Crescent**  
FORT WILLIAM, HIGHLAND, PH33 6TT



# 51 BANFF CRESCENT FORT WILLIAM

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.

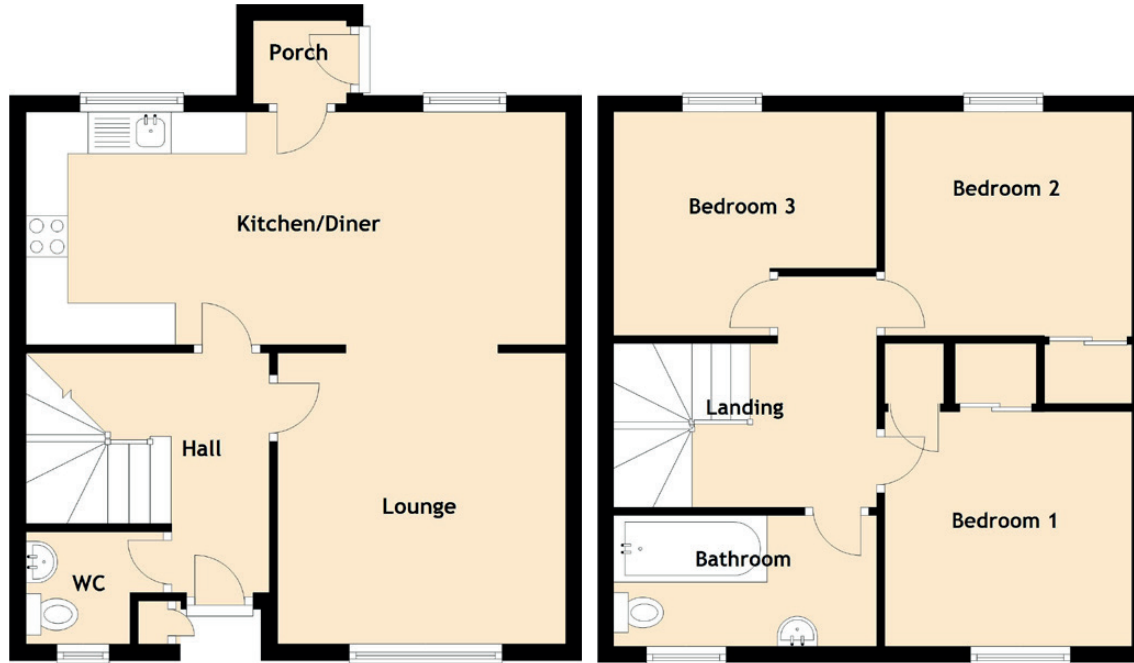
McEwan Fraser Legal are delighted to present this three bedroom house to the residential sales market. It is an ideal first-time buyer home or a great buy-to-let opportunity and is presented to the market with plenty of scope to individualise the property to your own taste. It comes completed with, double glazing and off-street parking. The property is in walk-in condition but has the potential to upgrade and make this the ideal property for someone looking to put their own stamp on their first home.

This type of property is well sought after within the Lochaber area, so early viewing would be highly recommended. The current owner previously rented this property so with the shortage of rental properties within the Fort William area, this property would also make a viable investment vehicle for any prospective purchaser.





# SPECIFICATIONS

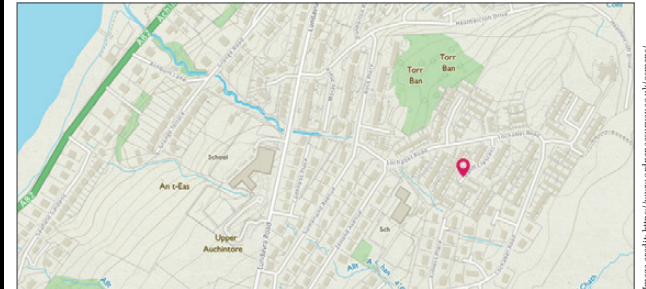


Approximate Dimensions  
(Taken from the widest point)

|               |                               |
|---------------|-------------------------------|
| Kitchen/Diner | 6.50m (21'4") x 2.80m (9'2")  |
| Lounge        | 3.50m (11'6") x 3.47m (11'5") |
| Bedroom 1     | 3.79m (12'5") x 3.48m (11'5") |
| Bedroom 2     | 3.10m (10'2") x 2.95m (9'8")  |
| Bedroom 3     | 3.30m (10'10") x 2.95m (9'8") |
| Bathroom      | 2.94m (9'8") x 1.60m (5'3")   |
| WC            | 1.76m (5'9") x 1.35m (4'5")   |

Gross internal floor area (m<sup>2</sup>) - 85m<sup>2</sup>

EPC Rating - E



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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