



Walk-in condition three bedroom semi-detached family home Early viewing is advised

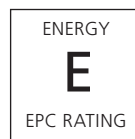
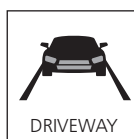
Newly redecorated! Fantastic first time buyer's purchase or Buy-To-Let opportunity



10 Telford Place,
Fort William, Highland, PH33 6QG



Scan Here!





A typical view of Ben Nevis

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. Claggan is located just one mile from the centre of the town; and is in very close proximity to Ben Nevis. Telford place is a quiet cul-de-sac, with beautiful mountain views, and no.10 would make an excellent location to bring up a family or given the surroundings lends itself perfectly to a holiday home or holiday rental, taking advantage of the all year round self-catering opportunity that the area offers.

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



Ben Nevis as seen from Caol



10 Telford Place, Fort William, Highland, PH33 6QG

10 Telford Place, which has recently been re-decorated is an attractive and very well-presented three bedroom end terrace property, located in the shadow of Ben Nevis on a quiet street with lovely views towards Meall an t-suidhe.





Beautifully presented throughout, the subjects of sale have been maintained to a very high standard and as such offer ready to live in accommodation. Immaculately presented over two floors the property comprises a modern kitchen, with ample base and wall units, and includes integrated oven, hob and extractor fan. Along with the sale of the home, white goods such as the washing machine, fridge freezer, tumble drier and chest freezer are included in the purchase. The latter two can be found in the shed/workshop to the rear of the home.

One of the primary features of this home are the heating and insulation. Triple glazed windows and a modern gas central heating system are well suited for the colder environment in the highlands, while the windows are both triple glazed and tinted, allowing for heat to be easily retained during the winter months, but remain cool during the spring and summer.

Also on this floor is a good sized living room, with ample space for dining table and chairs. There is a contemporary gas stove, adding that feel of cosiness to the room. There is a dedicated office space, cleverly hidden under the stairs, perfect for the stay at home worker. The property further benefits from real wood flooring.

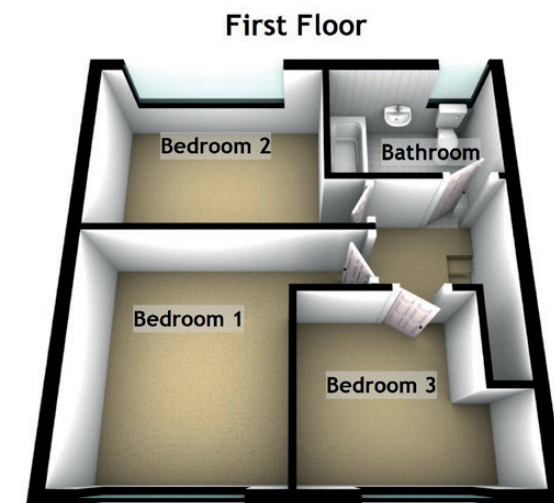
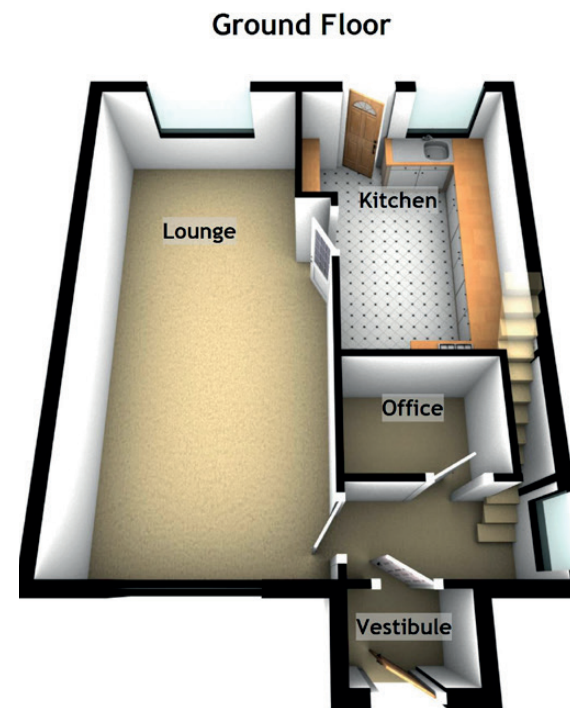
Upstairs are three bedrooms, one single and two double. Completing the accommodation is the modern and contemporary family bathroom.

Eexternally are the easily managed front and back garden spaces. The driveway is decently sized for multiple cars there is also ample off street parking spaces across from the home, and there is a handy, good sized shed/workshop with light and power. The property would make an excellent purchase for any family, first time buyer or buy-to-let investor.





Bedrooms and Bathrooms



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Office	2.00m (6'7") x 1.50m (4'11")
Kitchen	4.20m (13'9") x 2.50m (8'2")
Lounge	7.00m (23') x 3.40m (11'2")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Bedroom 1	3.40m (11'2") x 2.00m (6'7")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	2.50m (8'2") x 2.00m (6'7")

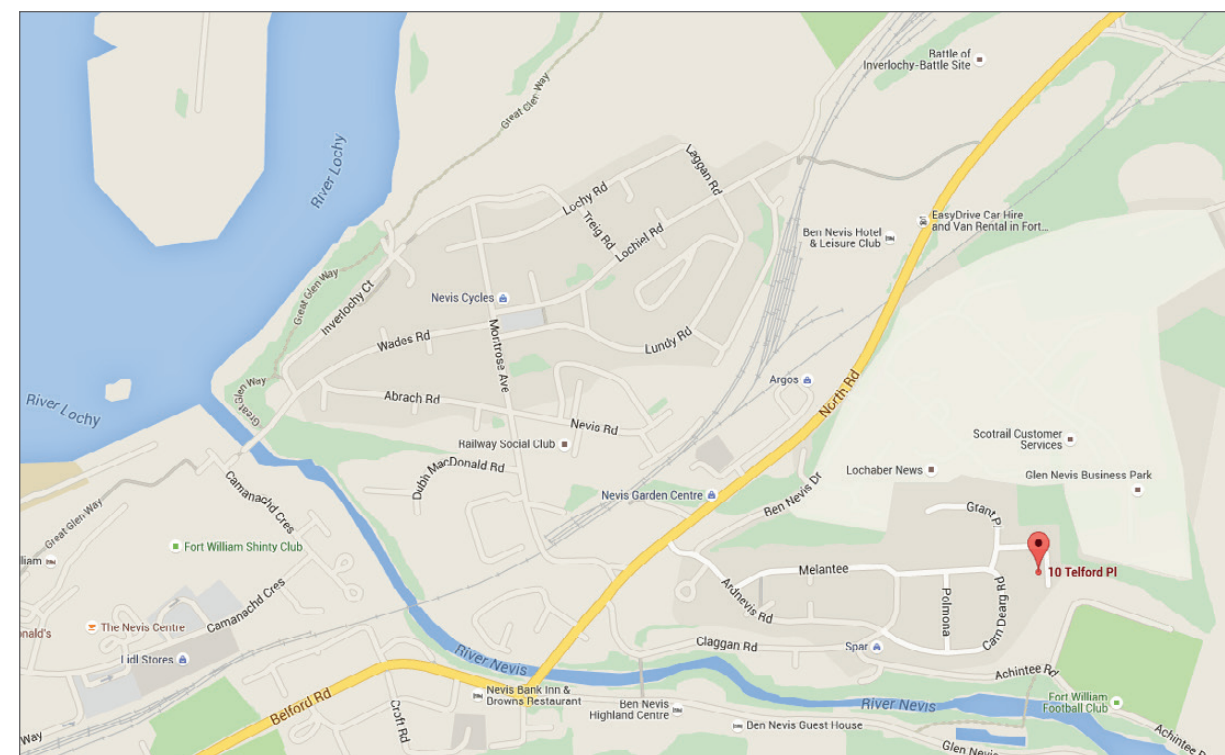
GROSS INTERNAL FLOOR AREA (M²)

77 m²

EXTRAS

(Included in the sale)

Gas central heating and triple glazing. Loft is partially floored, and an excellent storage space. Fridge freezer and washing machine included in sale. Small annual fee for ground maintenance.





The Garden



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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Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer