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24 Lundavra Road
FORT WILLIAM, HIGHLANDS, INVERNESS-SHIRE, PH33 6LA



24 Lundavra Road, Fort William

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. Lundavra Road is very central just a few minutes’ walk from the town centre and very close to the nearby primary school. It is also in close proximity to a play park and the local well stocked Spar shop. There are a variety of local bus routes available not far from your front door. 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.





“... with a fantastic bay window to take full advantage of the view on both sides...”

24 Lundavra Road forms a highly desirable three bedroom upper floor apartment in excellent order throughout, with beautiful views across Loch Linnhe and the Ardgour hills. Flats of this size and calibre in this area are often a rarity, therefore early viewing is advised! Centrally located within short walking distance of the town centre and the brand new Lundavra Primary School set to open its doors soon, this property would make an ideal starter family home. It also lends itself perfectly to a holiday home or holiday rental, taking advantage of the all year round self-catering opportunity that the area offers.

With its own front door access, you are welcomed by a bright staircase leading to the entrance hall, where there is dedicated space for boots and shoes, perfect after a day on the hills. The living room is spacious, with a fantastic bay window to take full advantage of the view on both sides, a recent addition to this space is a new fire surround with open fire, adding a lovely ambience and cosy aspect. The kitchen is modern, with plenty of base and wall units, with an integrated cooker with hob and hood. There are three double bedrooms, two with built in wardrobes and the master with a large cupboard, all nicely decorated. A good sized, modern bathroom with separate shower unit and bath completes the accommodation. There is ample storage in this apartment, with three cupboards in the hall and a very spacious loft, which could be converted with the relevant permissions.





*Bedrooms
&
Bathroom*



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.54m (11'8")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	2.80m (9'2") x 2.00m (6'7")
Bedroom 2	3.75m (12'4") x 3.71m (12'2")
Bathroom	3.40m (11'2") x 1.80m (5'11")

Gross internal floor area (m²)

93m²

EPC Rating

F

Extras

(Included in the sale)

Small manageable front garden, shared rear garden with drying area, non-allocated private parking at the rear of the property. Electric heating. Majority of contents available for sale by separate negotiation.

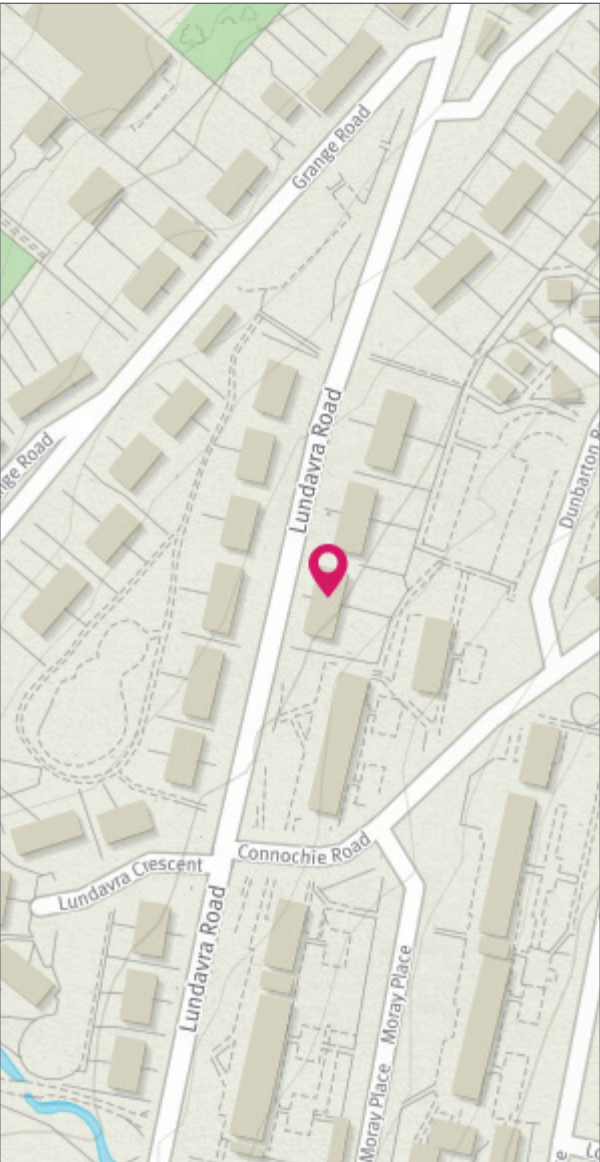
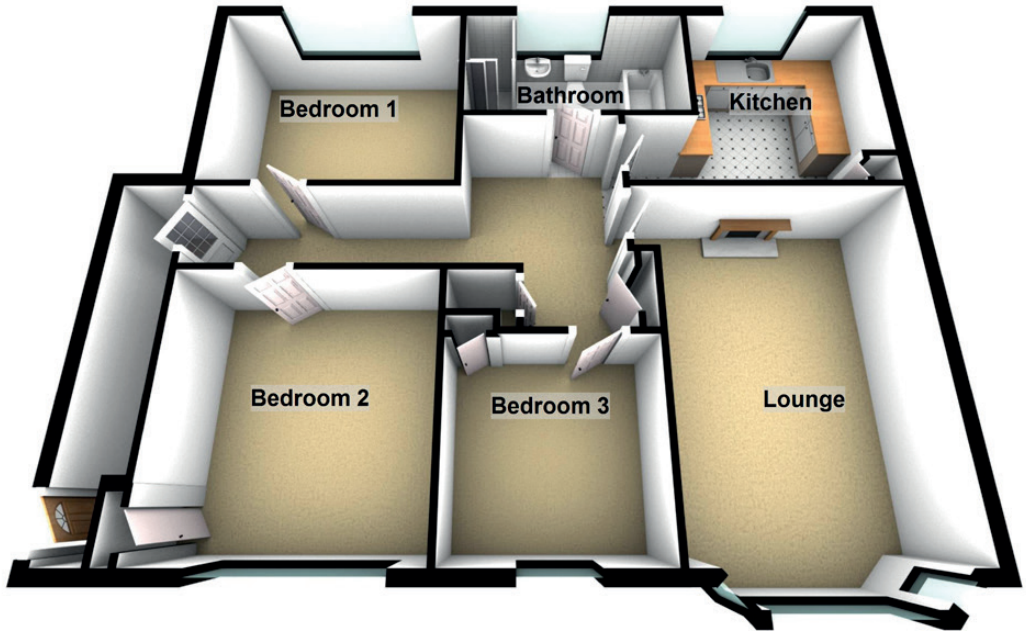


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Part
Exchange
Available



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 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



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