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 Solicitors & Estate Agents
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3 Argyll Terrace
 FORT WILLIAM, HIGHLAND, PH33 6LB

Perfect for a growing family with local amenities and the town centre within easy reach

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. This property would make an ideal home in 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. The town centre is within easy walking distance.

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.



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...THIS PROPERTY WOULD MAKE AN IDEAL HOME IN AN EXCELLENT LOCATION TO BRING UP A FAMILY...

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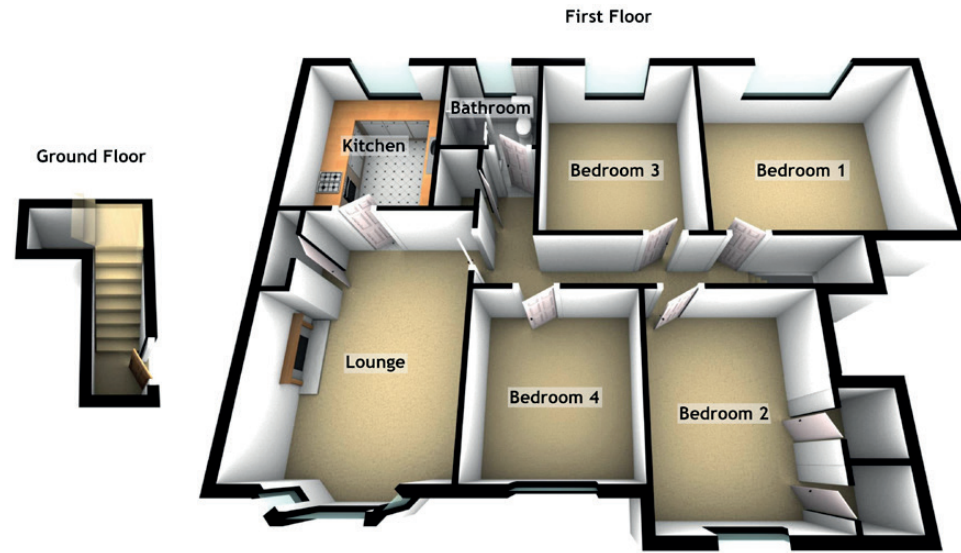
*With its own front door access, you are welcomed by a
bright staircase*

3 ARGYLL TERRACE

The property is situated in the popular area of Fort William, the property forms a highly desirable four bedroom upper floor apartment in excellent order throughout, with beautiful views across Loch Linnhe and the Ardgour hills to the front elevation. Flats of this size and caliber 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. The living room is spacious, with a fantastic bay window to take full advantage of the views to the front. The kitchen is modern, with plenty of base and wall units, including an electric cooker and good space for appliances. There are four double bedrooms, bedroom two has built-in cupboards, all nicely decorated. A good sized modern shower room completes the accommodation. There is ample storage in the apartment, with cupboards in the hall and a very spacious loft providing additional storage.

Early viewings are highly recommended.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 4	3.10m (10'2") x 2.80m (9'2")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²) - 86m²

EPC Rating - D

Extras
(Included in the sale)

Small manageable front garden, rear garden with decking and drying area, non-allocated private parking at the front of the property. Electric heating and double glazing.

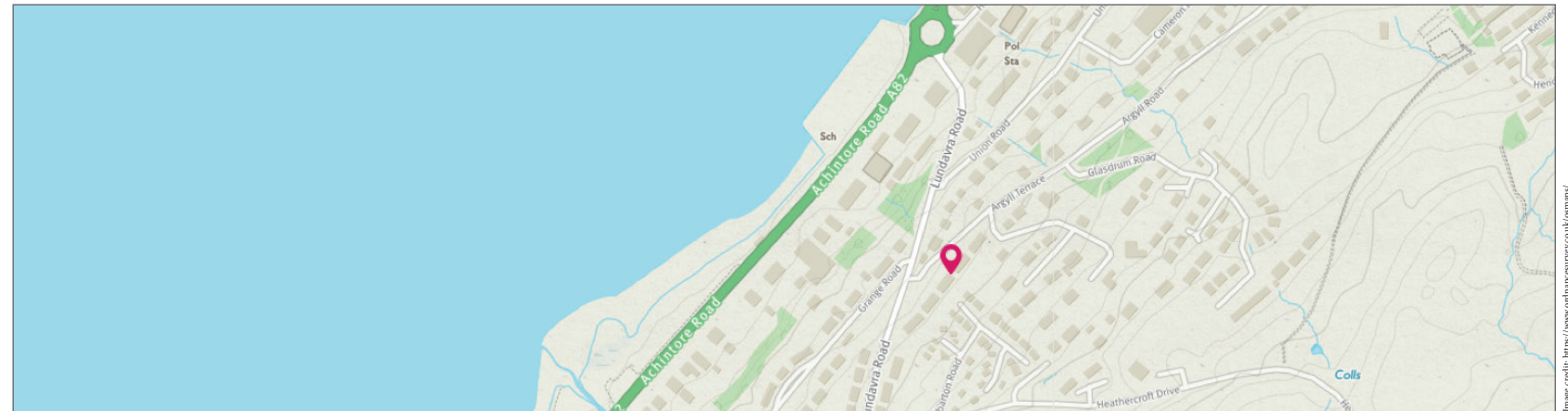


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Part
Exchange
Available



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