




Solicitors & Estate Agents
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6 Pinegrove Court

FORT WILLIAM, HIGHLAND, PH33 6LT

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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.

The property is situated in the popular area of Fort William. It forms a highly desirable two bedroom apartment in excellent order throughout, with beautiful views across Loch Linnhe and the Ardgour hills to the front elevation.

Centrally located within a short walking distance of the town centre this property would make an ideal starter 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 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 is a master double bedroom, the second bedroom is smaller but both are nicely decorated. A good sized modern bathroom completes the accommodation. There is ample storage in the apartment, with cupboards in the hall.

Flats of this size and calibre in this area are a rarity, therefore early viewing is advised.



Floor Plan, Dimensions & Map

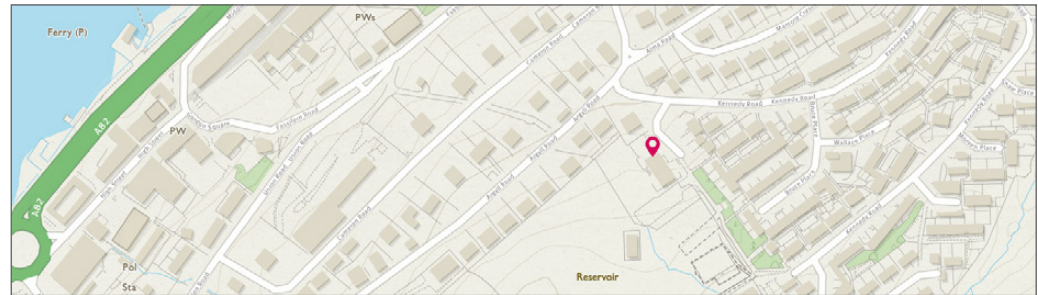
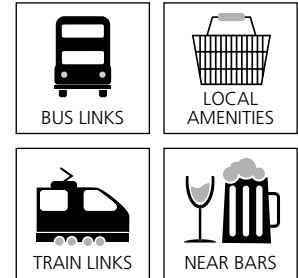


Approximate Dimensions
(Taken from the widest point)

Living Room	4.38m (14'4") x 3.52m (11'7")
Kitchen	3.07m (10'1") x 2.67m (8'9")
Bedroom 1	4.43m (14'6") x 2.07m (6'9")
Bedroom 2	4.36m (14'4") x 2.55m (8'4")
Bathroom	2.48m (8'2") x 1.63m (5'4")

Gross internal floor area (m²) - 60 m²

EPC Rating - C



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Part
Exchange
Available

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Text and description
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