



Lomond Villa

Fassifern Road, Fort William, Highland, PH33 6BD

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Ingram**

Introduction

A spacious four-bedroom detached property situated in a convenient, central location in the popular town of Fort William.

Four double bedrooms and two bathrooms

Garage and Store

Maintained to the highest standard and in walk-in condition



Lomond Villa is a deceptively spacious four-bedroom property in a central location in Fort William. The property has a bright, sunny aspect and is decorated in neutral colours throughout. It is fully double glazed and has electric heating.

The accommodation is well-laid out and is a lovely family home.

Description

A gravel driveway leads to a UPVC door to the hallway which gives access to the downstairs bedroom, shower room and inner hall.

Bedroom 4 is a large double room with a window to the side and three built-in wardrobes.

The shower room has a two-piece suite in white comprising WC and wash hand basin and a large walk-in shower.

From the inner hall a door leads to the dining room with laminate flooring which continues through to the kitchen. There is plenty of space for a large dining table and a built-in storage cupboard.

An opening leads to the modern kitchen which has a good range of Beech effect floor and wall units with marble effect worksurface and decorative tiling to the splashbacks. There is a built-in storage cupboard and a door to the side garden. A large picture window overlooks the front garden.



The lounge sits to the front of the property and has dual aspect windows to the front and side allowing plenty of natural light. There is a central feature of a multi-fuel stove on a slate tiled hearth.

Stairs lead from the inner hall to the upper floor landing which gives access to three double bedrooms and bathroom. It has a door to a covered balcony area.

Bedroom one sits to the front of the property and enjoys far reaching views across Fort William to Loch Linnhie. It has two built in wardrobes.

Bedroom two has dual aspect windows to the side and rear and again has two built-in wardrobes and bedroom three has dual aspect windows to the side and rear and a built-in double wardrobe.

The family bathroom has a modern suite in white comprising WC, wash hand basin and bath with stylish tilling around.

External

There is a garage and store to the side of the property and a gravel driveway offers parking for several vehicles. The front garden is planted with cottage garden plants and bushes.

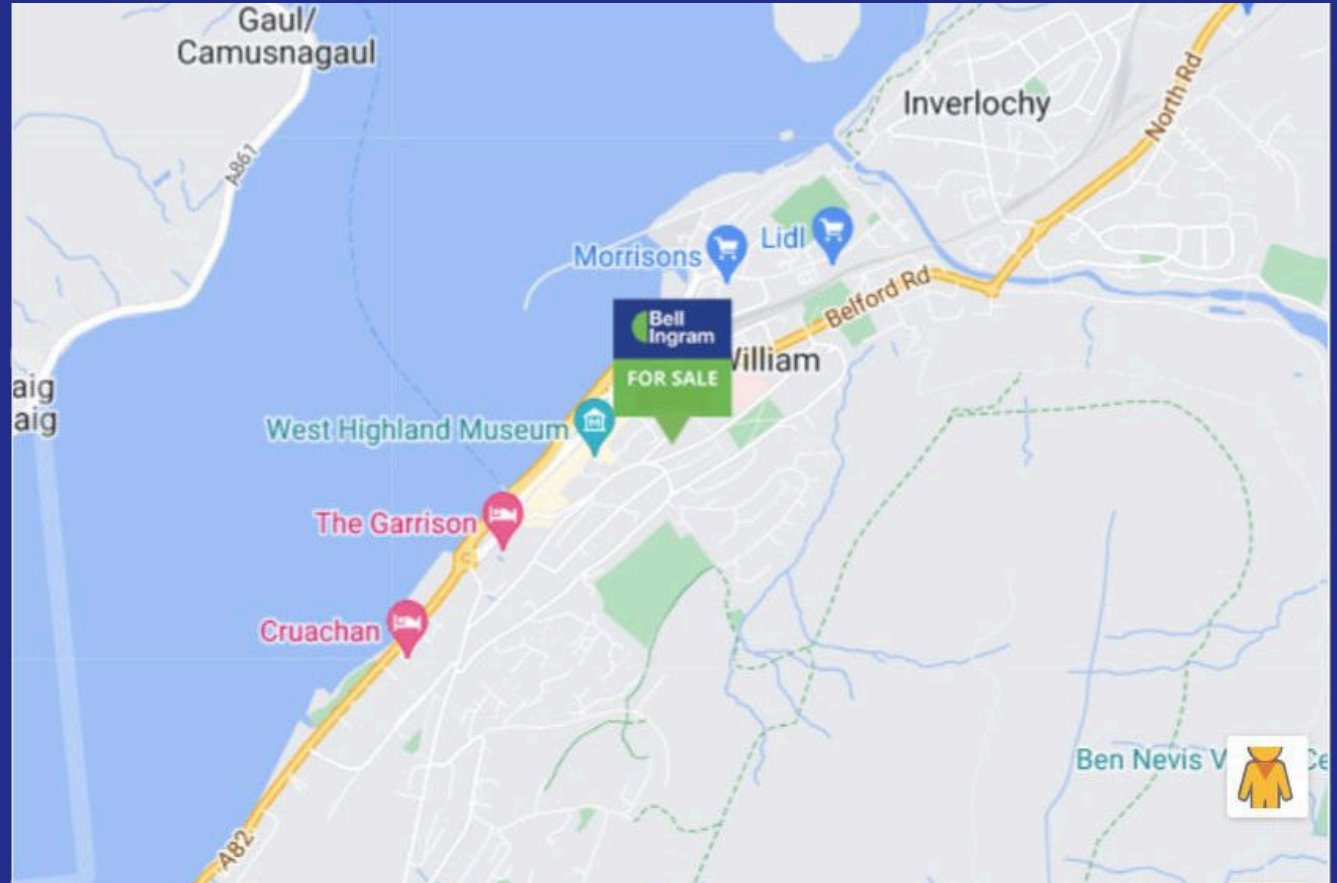






Location

Lomond Villa is situated in the centre of Fort William giving easy access to all local amenities. The property is set within its own garden grounds in a desirable residential area. Fort William supports a wide range of shopping, recreational facilities, banks, building societies and professional offices. There are a number of primary schools and a hospital as well as churches of different denominations. The town and Lochaber itself is now known as "The Outdoor Capital of the UK" due to the wealth of and easy access to all types of outdoor activities including hill walking, climbing and skiing. Recent additions have included a world-renowned mountain biking track at Aonach Mor which hosts the "Mountain Bike World Cup" and a large indoor rock-climbing wall.

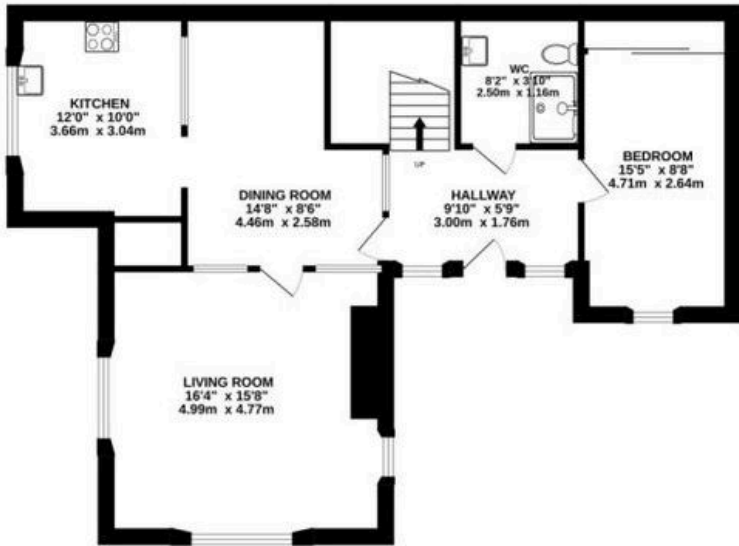


Plans

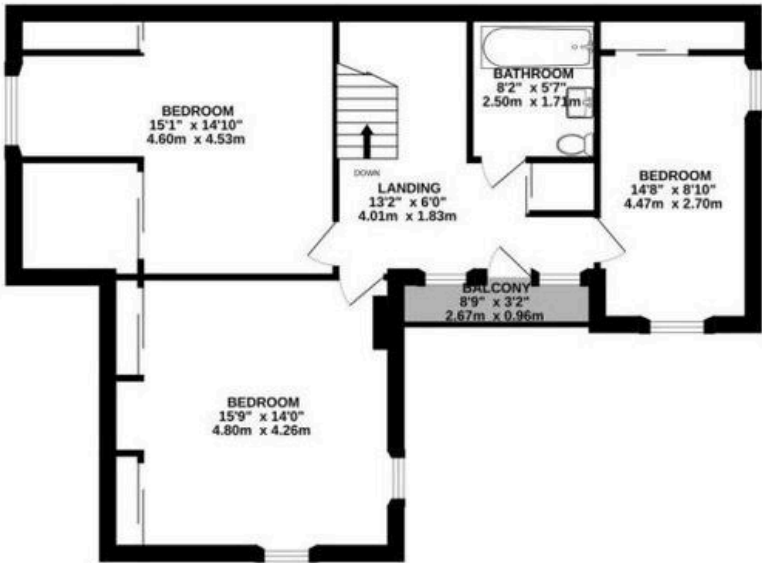
160 square meters

Lomond Villa, Fassifern Road, Fort William PH33 6BD

GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Details

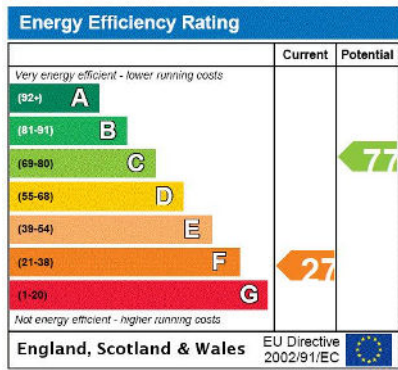
Local Authority
Highlands and Islands Council

Council Tax
Band = F

Tenure
Freehold

EPC
EPC Rating = F

Lomond Villa



Services & Additional Information

Mains electricity
Mains water
Mains drainage

Directions
Travelling from the South cross the Ballachulish Bridge and continue along the A82 (signposted Fort William/Inverness). When entering Fort William continue along the sea front until you reach a roundabout and take the second exit signposted Inverness.

Take the next right turn and then first right onto Fassifearn Road and Lomond Villa is on the left-hand side.
What3Words///confronts.chips.airbase

Fassifern Road, Fort William, Highland, PH33 6BD

Offers Over £310,000



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Published: September 2024

Property Ref: INE220113

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