



3 STIRLING PLACE | FORT WILLIAM | PH33 6UW

GUIDE PRICE: £275,000



The subjects of sale form an immaculate detached property, set amidst generous garden grounds of around 0.3 acres, and enjoying an elevated position with loch and countryside views, in close proximity from the town centre of Fort William. 3 Stirling Place is deceptively spacious, offering generous accommodation, conveniently arranged over one level, and benefiting from double glazing and oil central heating. In superb order throughout, and beautifully presented with oak internal doors, this property boasts a bright lounge with striking fireplace and picture window to the views, separate dining room, well-fitted kitchen with porch to the rear, three double bedrooms, the principal enjoying an en-suite shower room, and a modern family bathroom. The mature, well-maintained, landscaped garden grounds are well stocked with shrubs and bushes, and are laid in the main to lawn, offset with hedging, a garden pond, paved patio areas, and seasonal planting. A detached garage and workshop are included in the sale with private parking also available. Due to the size and location, the property would be ideally suited as a wonderful family home as currently used, or as an investment opportunity in a very buoyant rental, and self-catering, market.

Enjoying a location close to the centre of Fort William, the property is within easy access of the local bus route, is walking distance to the Peat Track on Cow Hill and is also well placed to take advantage of all the amenities and the many leisure and pleasure activities which the area has to offer. With Fort William being 'The Outdoor Capital of the UK', fishing, sailing, skiing, hill walking, biking etc are all to hand - not forgetting schools, shops etc.



- Immaculate Detached Property occupying Elevated Position
- Views towards Loch Linnhe & the Surrounding Countryside
- In Superb Order & Beautifully Presented
- Lounge
- Dining Room
- Kitchen & Rear Porch
- 3 Double Bedrooms (Principal with En-Suite Shower Room)
- Family Bathroom
- Oil Fired Central Heating & Double Glazing
- Large Landscaped Garden of around 0.3 Acres
- Detached Garage & Workshop with Private Parking
- EPC Rating: D 61



Accommodation Dimensions

Entrance Vestibule 1.3m x 1.1m
Frosted glazed wooden front door, with frosted glazed side panel. Frosted glazed door with frosted glazed side panel to entrance hallway.

Entrance Hallway 5.8m x 3.4m
L-shaped, with two built-in cupboards. Hatch to loft. Doors to lounge, kitchen, bathroom and bedrooms.

Lounge 4.8m x 4.8m
With picture window to front and window to side. Striking feature fireplace with open fire, stone surround and hearth, and wooden overmantle. Door to dining room.

Dining Room 3.0m x 3.0m
With window to rear. Siding glazed door to kitchen.

Kitchen 4.0m x 3.1m
With window to rear. Fitted with grey-coloured, painted oak kitchen units, offset with marble effect work surfaces. Free-standing Hotpoint cooker unit, with Whirlpool stainless steel extractor chimney over. Stainless steel splashback and upstands. Stainless steel one-and-a-half bowl sink unit. Doors to rear porch and hallway.

Rear Porch 2.1m x 1.7m
With triple aspect windows. Marble effect work surface. Plumbing for washing machine. Built-in cupboard. Terracotta tiled flooring. Half glazed wooden door to rear garden.

Bathroom 2.9m x 1.8m
Fitted with modern white Roca suite of WC, wash hand basin, and bath with mains shower over. Wet-walled splashback. Heated towel rail.

Principal Bedroom 3.4m x 3.4m
With windows to side and rear. Built-in wardrobes and cupboard with louvre doors. Hatch to loft. Door to en-suite shower room.

En-Suite Shower Room 2.1m x 1.2m
With frosted window to rear. Fitted with modern white Roca suite of WC, wash hand

basin, and wet-walled shower cubicle with Triton shower. Heated towel rail.

Bedroom 3.4m x 3.4m
Slightly L-shaped, with window to front. Built-in wardrobe with double louvre doors.

Bedroom 3.4m x 3.1m
Slightly L-shaped, with window to front. Built-in wardrobe with mirrored sliding doors.

Detached Garage 5.3m x 3.7m & Workshop 5.3m x 2.6m
With wooden up-and-over garage door, and front entrance door. Window to side. Pit in garage. Work benches. With light and power.

Garden
The property enjoys generous garden grounds of around 0.3 acres, with stunning views towards Loch Linnhe and the surrounding countryside. Laid in the main to lawn, the landscaped grounds are arranged over several levels, with sloping lawns, paved patio areas, a garden pond, bedding areas, and featuring mature hedging, shrubs, bushes and seasonal planting. The property can be accessed by both the private driveway, leading to the garage and workshop, or by steps winding down the garden to the property. An elevated deck area features to the front of the lounge, providing an exceptional sun-drenched seating area taking in the best of the views.

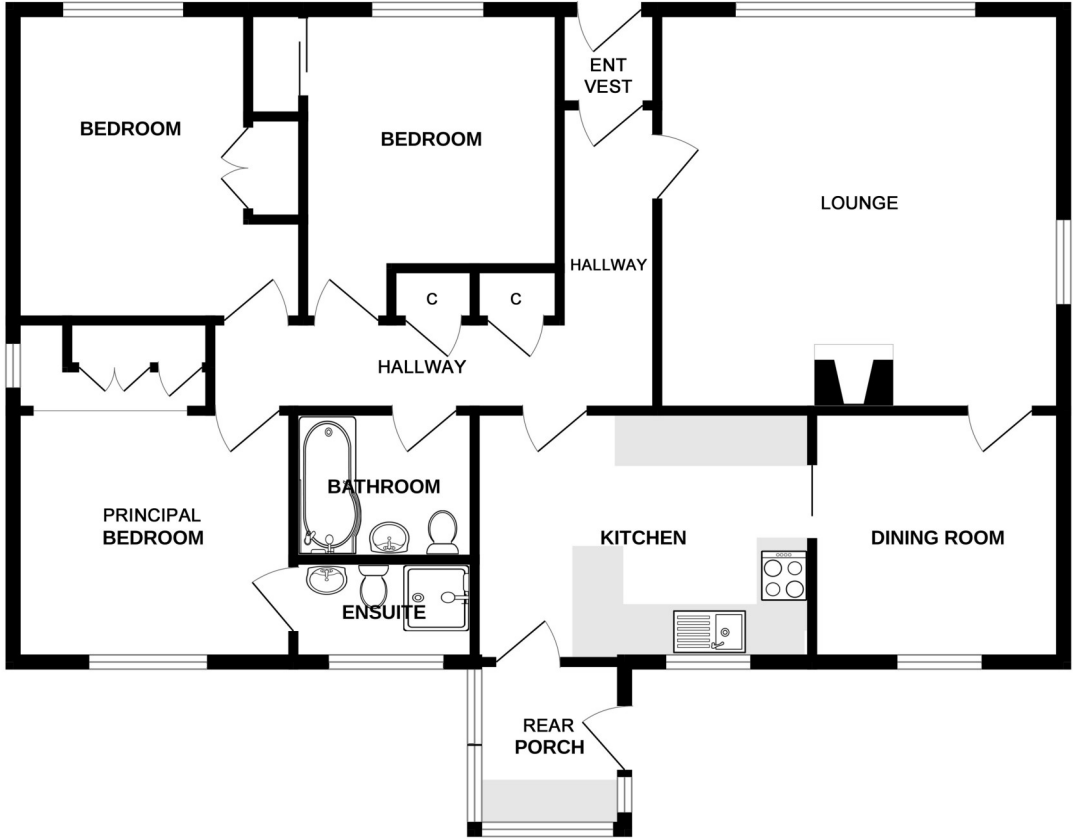
Travel Directions
At the West End roundabout in Fort William, take the turning on to Lundavra Road. Proceed up the hill, passing the entrances on the left hand side for Union Road and Argyll Terrace, and taking the entrance on the left for Connachie Road. Follow the road up on to Ross Place, bearing left on to Lochaber Road. Continue up and along Lochaber Road, passing Angus Crescent on the left, then Fife Place on the right. Take the next right on to Stirling Place and Number 3 is the third property on the right hand side, with access to the detached garage and workshop directly ahead.

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Floor Plan & Title Plan



TITLE PLAN

The areas shaded pink and blue indicate the full title for sale, which were purchased at separate times.



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