

## **21 MARYBURGH COURT, HIGH STREET, FORT WILLIAM**

A great opportunity to get onto the housing ladder with this 1-bedroom, top floor apartment. Situated to provide great access to Fort William's, town centre and its amenities and within walking distance of the town's University. This is an ideal first-time buyer or buy-to-let investment opportunity.



View from Kitchen window



- ❖ Stunning views to Loch Linnhe and the Conaglen Hills
- ❖ High Street location
- ❖ Management services for communal areas
- ❖ 1 Bedroom
- ❖ Double Glazing
- ❖ Parking permit available
- ❖ Energy Performance Rating D-65

**PRICE GUIDE £80,000**

A great opportunity to get onto the housing ladder with this 1-bedroom, top floor apartment. Situated to provide great access to Fort William's, town centre and its amenities and within walking distance of the town's University. This is an ideal first-time buyer or buy-to-let investment opportunity. The communal areas to the apartment block are generally well kept, access stairs are both clean and tidy.

The lounge has the advantage of two large windows to the front which not only provides the apartment with plenty of natural daylight but provides stunning views of Loch Linnhe and the Conaglen Hills. The property has double glazing, key metered, electric heating and the opportunity to purchase private parking alongside the apartments.

Accommodation comprises: Entrance Hallway, Lounge, Kitchen, Bedroom and Bathroom

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the Caledonian Canal, Ben Nevis, Glen Nevis and the Great Glen and has developed an enviable reputation for providing a wide range of outdoor sports, including a variety of mountain, bike and water sports. The Nevis Range outdoor pursuits centre, which has downhill mountain bike trails, mountain gondola and winter ski slopes, is just a short distance from the town.

The town has a pedestrianised High Street which has a variety of shops, restaurants, bars, a library, tourist information centre and museum. The town benefits from a University, a nearby leisure centre, a railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

The property is within walking distance of local stores, the newly built Lundavra Primary School, the University and hospital.

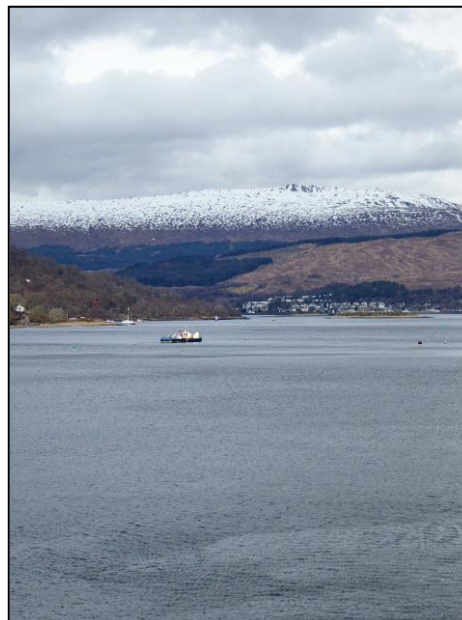
### **DIRECTIONS:**

21, Maryburgh Court, Fort William, PH33 6QP

Arriving in Fort William from the South, on reaching the West End Car Park, Maryburgh Court can be seen off the roundabout to your right.

Arriving in Fort William from the North, follow the A82 by pass, passing the Belford Hospital on you left, continue round until reaching the West End Roundabout, taking the 1st left into the town centre. Maryburgh Court is immediately on your left.

It is recommended that prospective buyers use the West End Car park for parking. Maryburgh Court is a short 2-minute walk from the car park.





## ENTRANCE HALLWAY

With carpet flooring, two store cupboards one houses the water tank and the other has storage and coat hooks.

## LOUNGE

**5.20m x 3.16m (17'01" x 10'04")** (at longest x widest points)

Lovely, bright room with 3 windows each providing stunning views to Loch Linnhe and the surrounding hills. 2 x radiators and carpet flooring.



## KITCHEN

**2.10m x 2.01m (6'11" x 6'03")**

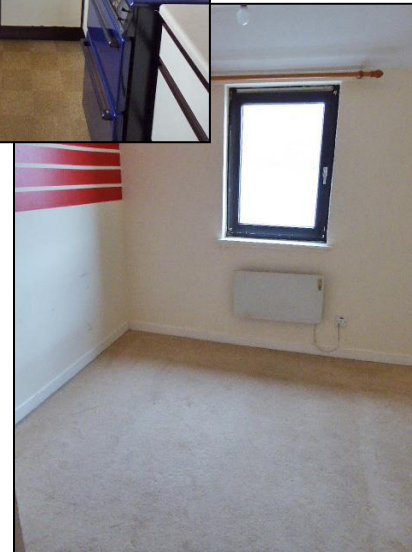
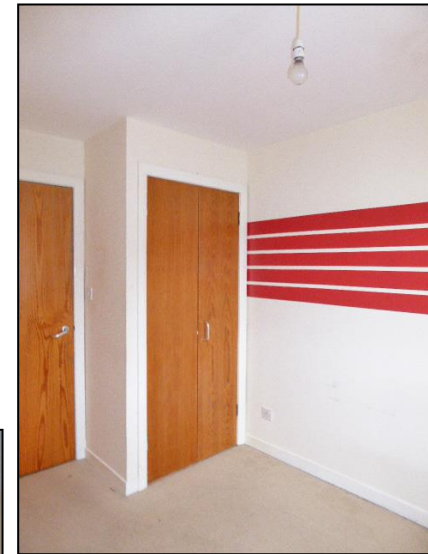
With a variety of wall, drawer and base units. Vinyl flooring. There is space for a cooker, fridge-freezer and plumbing for a washing machine.



## BEDROOM 1

**3.16m x 2.74m (10'04" x 9')** (at longest x widest points)

Enjoying stunning views of Loch Linnhe and the surrounding hills. Built in cupboard with shelf and hanging rail. Carpet flooring



## BATHROOM

**1.99m x 1.70m (6'06" x 5'07")**

Spacious room with bath and electric shower over, wash hand basin and W.C. Part tiled walls to the bath area, extractor fan, Dimplex wall heater and light fitting with shaver socket.



## EXTERNALLY

Outside grounds are well-kept this includes the stairwell and entrance landings. There is a communal area which is predominantly patio offering the opportunity to sit and soak up the summer days. There are rotary line drying areas and bin stores. A small grassed area faces the Lochside.

It may be possible to rent a private parking space alongside the apartment block.



## A HOME REPORT IS AVAILABLE

**VIEWING** – by contacting the Selling Agents

**ENTRY** – by arrangement with the sellers.

## ENQUIRIES AND OFFERS TO THE SELLING AGENTS: -

McIntyre and Company  
Solicitors and Estate Agents  
38 High Street  
Fort William  
PH33 6AT

Tel: 01397 703231  
Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)



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These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is