


McEwan Fraser Legal
Solicitors & Estate Agents
01397 600 006

39 Melantee
FORT WILLIAM, HIGHLAND, PH33 6PY



Fort William

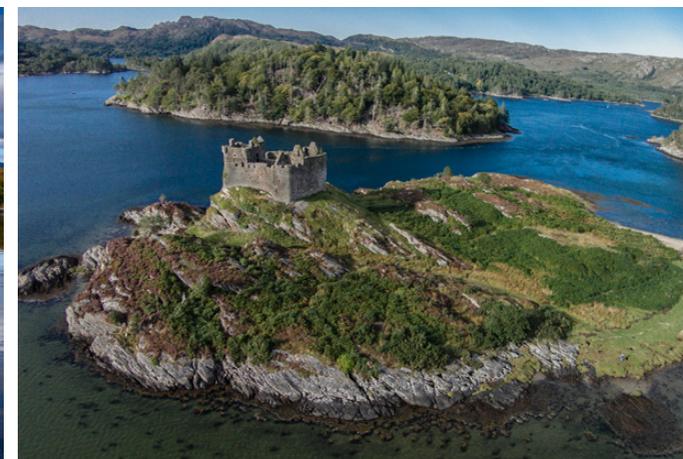
HIGHLAND, PH33 6PY

39 Melantee is located in the popular residential area of Claggan close to Fort William town centre and Ben Nevis, Britain's highest mountain. Inverlochy Primary School is less than half a mile away with secondary schooling provided at nearby Lochaber High School.

Fort William is a Highland town with ever-changing scenery, a reputation for a friendly welcome and offers a superb selection of amenities including a wide range of shops, supermarkets and restaurants. There are excellent links by rail and bus from both north and south. Fort William is widely regarded as the "Outdoor Capital of the UK" due to the fact that the area offers all year-round activities and hosts many International sporting events.

Just a few minutes from the town is Glen Nevis, one of Scotland's most picturesque Highland glens. The glen is formed from the flank of Ben Nevis and two other mountains and has the River Nevis flowing through it. The Nevis Range ski area, snowboard and mountain biking centre on Aonach Mor is one of the town's major attractions. A gondola takes visitors 2,000ft up the mountain for amazing views and access to the ski slopes. The centre hosts the UCI Mountain Bike World Cup in June every year.

Other recreational opportunities and events including sailing, hill walking/hiking are readily available.



39 Melantee

FORT WILLIAM, HIGHLAND, PH33 6PY

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this beautifully presented three-bedroom terraced villa. It is finished to a very high standard and is located in the popular area of Claggan in Fort William. The property has been improved and modernised in recent years to provide a lovely contemporary home.

The accommodation is constructed over two levels with the ground floor accommodation consisting of a hallway entering through double oak/glass doors into the spacious lounge/diner with multi-fuel stove in granite and wood fireplace. The gorgeous fitted kitchen with multiple kitchen units, cupboards includes a Bosch ceramic hob, double oven, fridge freezer and dishwasher. The luxurious shower-room has quality sanitary ware and oak vanity units. In addition, Amtico quality, hard-wearing flooring is laid throughout the lower floor.

The upper floor contains the sleeping area with three spacious bedrooms. The property also benefits from oil-fired central heating and modern double-glazing.

The front garden is fully enclosed and is laid to chips allowing parking for up to six vehicles. The rear garden is laid to lawn with a timber garden shed included in the sale.

This very attractive property is located in a very scenic location and will instantly appeal to potential buyers looking for a lovely family home or investment property with excellent holiday letting potential.





Specifications & Details

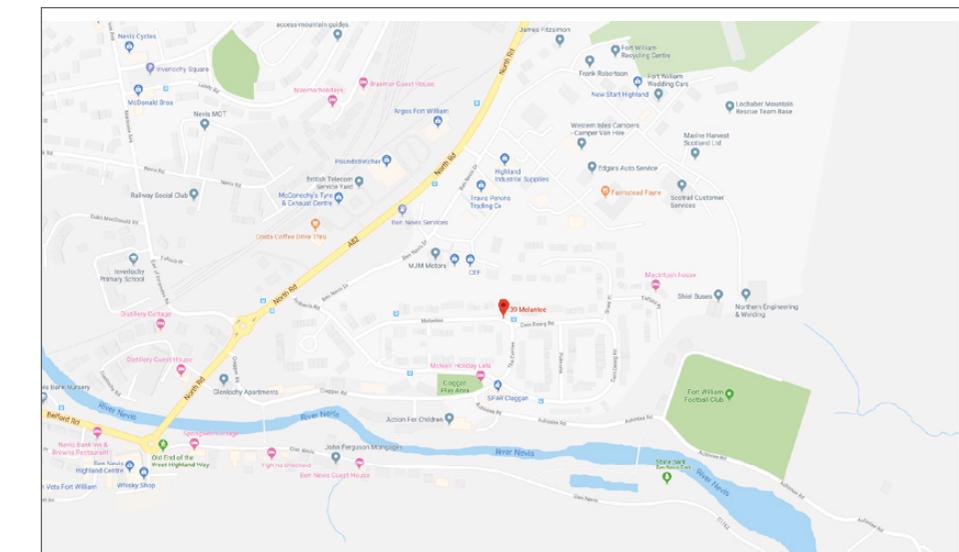
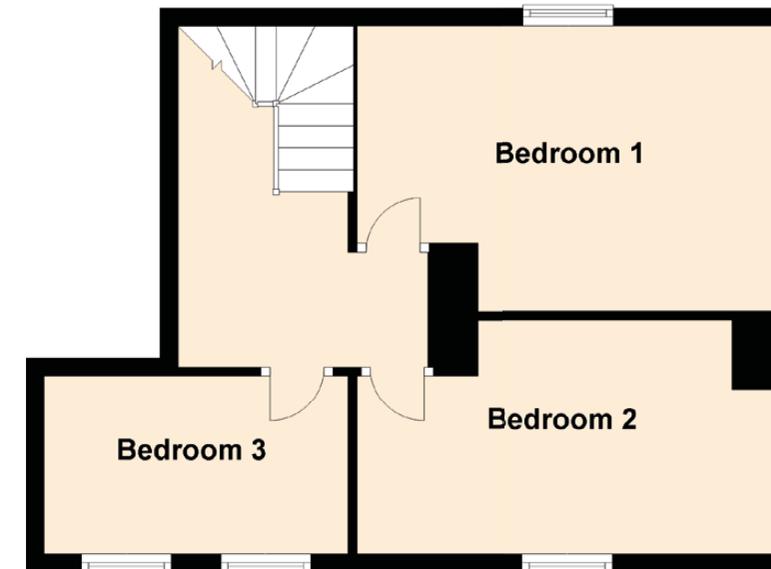
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Kitchen	4.57m (15') x 1.89m (6'2")
Lounge	4.57m (15') x 3.73m (12'3")
Bedroom 1	4.63m (15'2") x 3.16m (10'4")
Bedroom 2	4.63m (15'2") x 2.59m (8'6")
Bedroom 3	3.38m (11'1") x 2.40m (7'10")
Bathroom	1.95m (6'5") x 1.64m (5'5")

Gross internal floor area (m²) : 82m² | EPC Rating : D

Extras (Included in the sale): Bosch double oven and hob, fridge freezer and dishwasher. Timber garden shed.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
THOMAS KISSOCK
 Surveyor



Layout graphics and design
HAYLEY MATEAR
 Designer