



PETER MURPHY & Co
ESTATE AGENTS



12 Kinross Place, Fort William, PH33 6UN

Offers Over £185,000

CLOSING DATE SET FOR MONDAY 28TH JULY 2025 5PM

Nestled in the highly desirable area of Kinross Place, Upper Achintore, Fort William, this spacious detached bungalow presents a wonderful opportunity for those seeking a home with great potential. Although the property would benefit from modernisation, it offers a blank canvas for buyers to create their dream living space. The bungalow boasts good sized double bedrooms, providing ample room for family living or accommodating guests. The layout is designed to maximise space and comfort, making it an ideal choice for families or those looking to downsize without compromising on room. One of the standout features of this property is the large mature gardens to both the front and rear. These outdoor spaces offer a perfect setting for gardening enthusiasts or families who enjoy outdoor activities. The gardens provide a tranquil retreat, ideal for relaxation or entertaining during the warmer months. Situated in a sought-after location, this home is conveniently close to local amenities and the stunning natural beauty that Fort William is renowned for its breathtaking landscapes and outdoor pursuits, including hill walking, hiking and skiing, this area is perfect for those who appreciate an active lifestyle. In summary, this spacious detached bungalow in Kinross Place is a fantastic opportunity for buyers looking to invest in a property with great potential in a desirable location. With three double bedrooms, two shower rooms, expansive gardens and double garage, it is a home that invites creativity and personalisation. Don't miss the chance to make this property your own.

ENTRANCE VESTIBULE

External door opens to the entrance vestibule. Storage cupboard.

HALLWAY

Glazed door from vestibule leads to the hallway. Provides access to the lounge, 3 bedroom and 2 shower rooms. 2 storage cupboards.

LOUNGE

The spacious lounge has a large picture window to front. Folding doors to dining room.



DINING ROOM

The formal dining room has a window to rear and door to kitchen.



KITCHEN

The kitchen has a good selection of wall and base units with 2 storage cupboards and window overlooking the rear garden. Door to storage area.



BEDROOM 1

Double bedroom with window to front and ample fitted storage.



BEDROOM 2

Double bedroom with 2 double wardrobes and window to rear.



BEDROOM 3

Small double bedroom with window to rear.



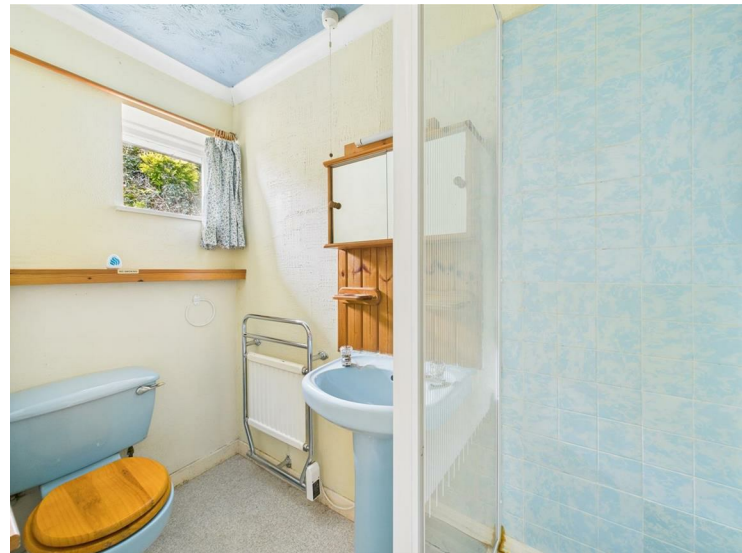
SHOWER ROOM 1

This large shower room includes wc, wash hand basin, heated towel rail and shower cubicle with electric shower.



SHOWER ROOM 2

This shower room includes wc, wash hand basin, heated towel rail and shower cubicle with electric shower.



STORAGE AREA

This useful storage area provides access to the rear garden and garage.



GARAGE

This double garage has a remote control roller door and provides excellent storage space. Window to rear.



DRIVEWAY

The driveway offer off street parking and leads to the garage.



FRONT GARDEN

The front garden, although overgrown has an excellent choice of mature shrubs and trees with a small area of decking.



REAR GARDEN

The colourful rear garden provides a quite area to relax.



REAR ELEVATION



LOCATION

This home is located in an elevated position above Fort William, with views over Loch Linnhe to the Conaglen Hills. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants, a bus station and railway station providing links to Mallaig, Glasgow, Edinburgh and London. There is a variety of supermarkets, shops, a library, museum, and cinema.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band D.

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



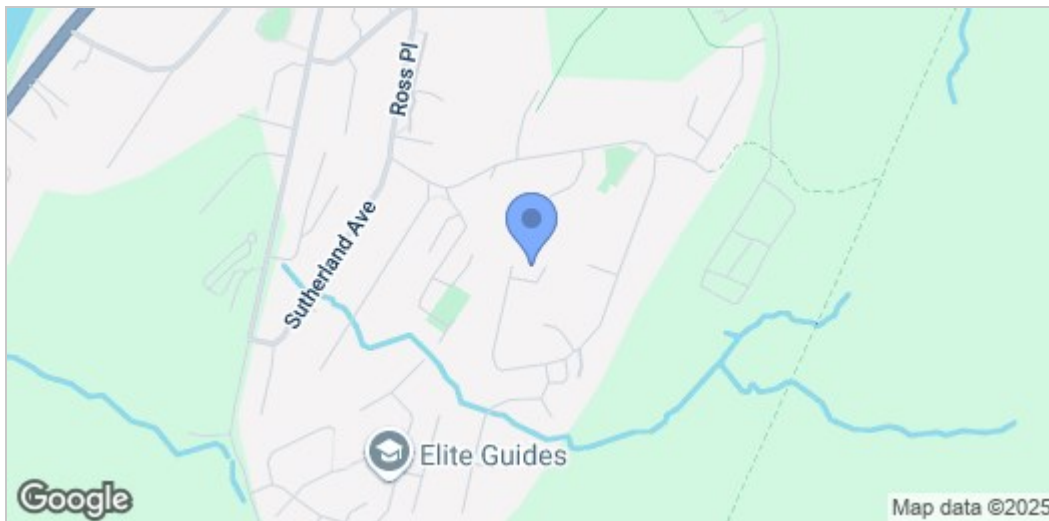
Approximate total area⁽¹⁾
133.3 m²

Balconies and terraces
6.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	73
Scotland		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.