

#### 6 Glasdrum Mews

GLASDRUM ROAD, FORT WILLIAM, PH33 6DL



A wonderful two-bedroom semi-detached home, only minutes from all of the amenities Fort William has to offer



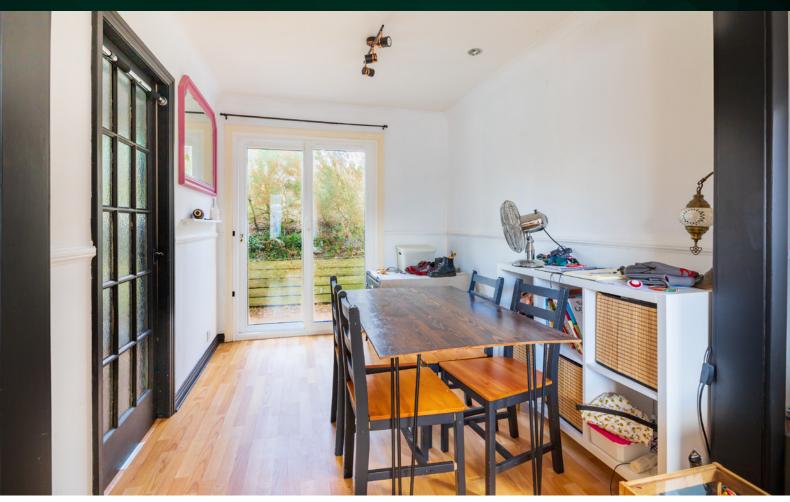






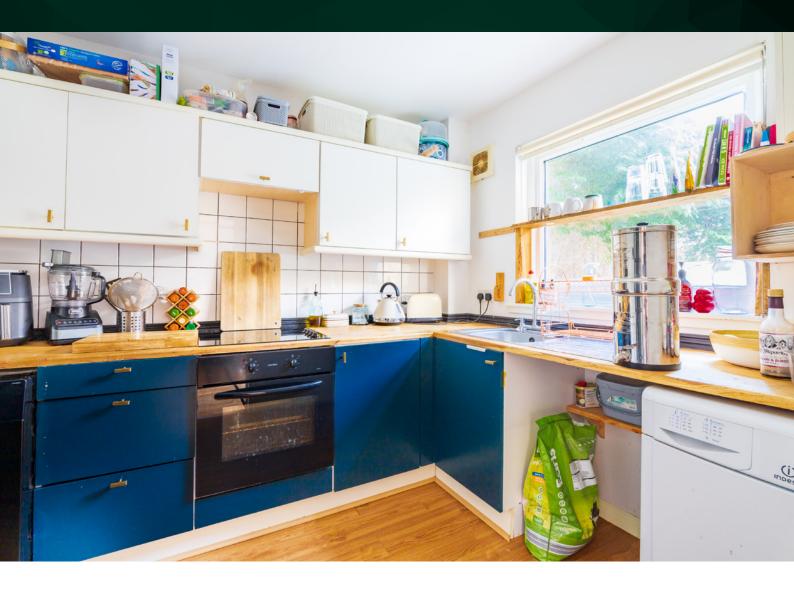
Step into the openplan lounge and dining room, adorned with natural light streaming through patio doors that lead to the charming garden. The heart of the home, this space offers a seamless transition from indoor to outdoor living.

## THE DINING ROOM





## THE KITCHEN



The separate kitchen is a culinary haven, providing both functionality and style.



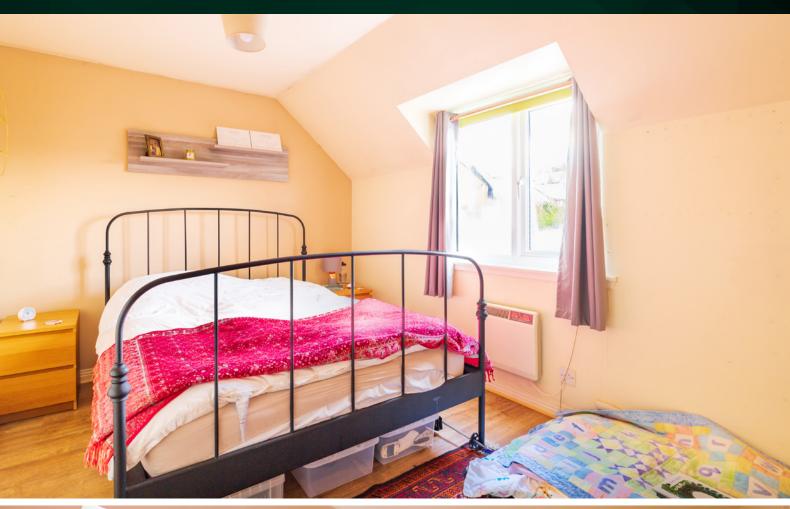


Upstairs, two generously sized double bedrooms await, offering peaceful retreats for relaxation. A well-appointed family shower room with a convenient shower cubicle adds a touch of luxury to daily living.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





This residence comes complete with private parking at the front, ensuring ease of access. The low-maintenance rear garden provides a tranquil space for outdoor enjoyment, perfect for both leisure and entertaining.

6 Glasdrum Mews is more than a home; it's a lifestyle. Enjoy the proximity to Fort William's centre and relish the comfort of this thoughtfully designed semi-detached residence. Welcome to a place where convenience meets tranquillity.

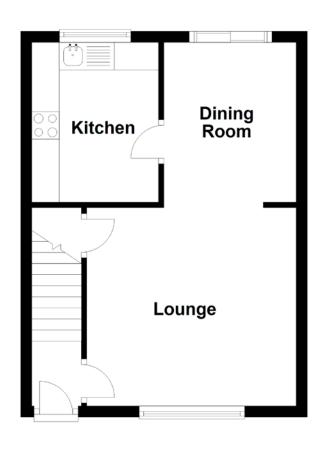
#### EXTERNALS







### FLOOR PLAN, DIMENSIONS & MAP





Approximate Dimensions (Taken from the widest point)

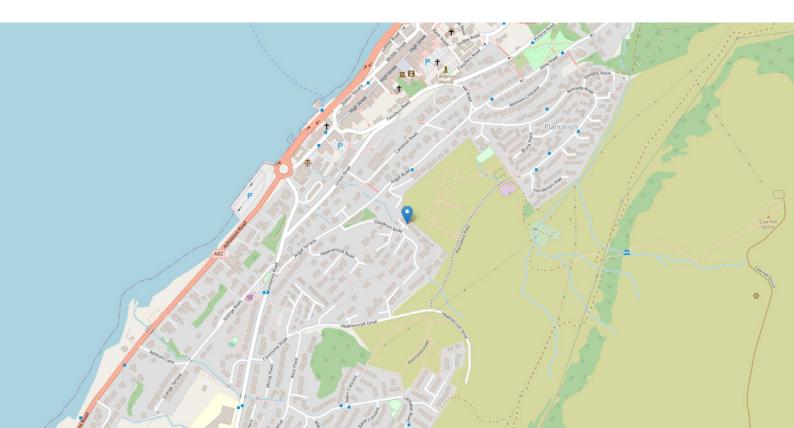
 $\begin{array}{lll} \text{Lounge} & 3.80\text{m} \ (12'6") \times 3.60\text{m} \ (11'10") \\ \text{Dining Room} & 2.90\text{m} \ (9'6") \times 2.40\text{m} \ (7'10") \\ \text{Kitchen} & 2.90\text{m} \ (9'6") \times 2.30\text{m} \ (7'7") \end{array}$ 

 Bedroom 1
 3.80m (12'6") x 2.90m (9'6")

 Bedroom 2
 2.80m (9'2") x 2.70m (8'10")

 Shower Room
 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup> | EPC Rating: D



## THE LOCATION

Nestled in the shadow of Ben Nevis, Fort William proudly claims its title as the "Outdoor Capital of the UK," known for its warm and welcoming community. This vibrant town boasts a plethora of amenities, offering residents an exceptional quality of life.







Explore a diverse array of shops, supermarkets, and restaurants that cater to every need. The town is well-equipped with essential services, including a railway and bus station, cinema, museum, and various professional services. Families will appreciate the proximity to nurseries, primary schools, and a secondary school, ensuring excellent educational opportunities. Fort William is seamlessly connected with excellent public transport links, facilitating easy travel throughout the region. The town is a hub of activity throughout the year, hosting international events and providing a wide range of recreational opportunities. From the annual Highland Games to sailing, hill walking, and rock climbing, residents can embrace a lifestyle enriched by outdoor pursuits.

For enthusiasts of mountain biking, Lochaber is a world-class destination, while the Aonach Mor Ski Centre beckons those seeking winter adventures. Fort William encapsulates a perfect balance of nature and modern conveniences, making it an idyllic place to call home.









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







Text and description
CRAIG PETERS



Layout graphics and design

ALLY CLARK

Designer

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.