



PETER MURPHY & Co  
ESTATE AGENTS



## 23 Tomnafaidhir, Fort William, PH33 6PU

### Fixed Price £189,500

NEW FIXED PRICE - £189,500. £5,500 BELOW HOME REPORT VALUE

Located in an elevated position in the highly popular village of Claggan and with views towards Glen Nevis and Ben Nevis this four bedroom end terrace villa offers comfortable accommodation and would suit those seeking a spacious family home in a great location. Accommodation comprises entrance hallway with under-stair storage and storage cupboard. The hallway provides access to the lounge, kitchen/dining room and downstairs bedroom. Staircase rises to the upper landing with large linen cupboard and leading to 3 additional double bedrooms and modern shower room. Externally there are garden grounds to front, side and rear with off street parking to rear. The property also benefits from double glazing and modern electric heating. Only by viewing this property can one fully appreciate all it has to offer.



## ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to the lounge, kitchen/dining room and bedroom 4. Storage space under stair and additional storage cupboard.

## LOUNGE

The bright and welcoming lounge has a large window to rear, with door to kitchen/dining room.



## KITCHEN/DINING ROOM

The kitchen has a good selection of wall and base units with contrasting worktops. Two storage cupboards. Windows to side and rear and door to side porch.



## BEDROOM 1

Accessed from the hallway this bedroom has a window to front with views over Fort William and door to en-suite shower room.



## BEDROOM 1 EN-SUITE

The en-suite includes wc, wash hand basin and shower cubicle with electric shower.



## BEDROOM 2

Accessed from the upper landing this double bedroom has a window to front and large storage cupboard.



## BEDROOM 3

This double bedroom has a cupboard housing the hot water tank and double fitted wardrobe. Window to rear



## BEDROOM 4

This double bedroom and a double wardrobe and window to side.



## SHOWER ROOM

Accessed from the upper landing the shower room includes wc, wash hand basin and large shower enclosure with electric shower. Opaque window to side.



### EXTERNAL

The gardens to front, side and rear are a blend of lawns with shrub borders. There is a large paved patio area to the side for outside entertaining and relaxing. There is also a gravel parking space providing off street parking.



### VIEW



### FRONT ELEVATION

### REAR ELEVATION



### LOCATION

The popular village of Claggan is situated approximately 1 mile from the centre of Fort William and is in close proximity to Glen Nevis and Ben Nevis. 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, 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<sup>(1)</sup>  
92.62 m<sup>2</sup>

Reduced headroom  
1.27 m<sup>2</sup>

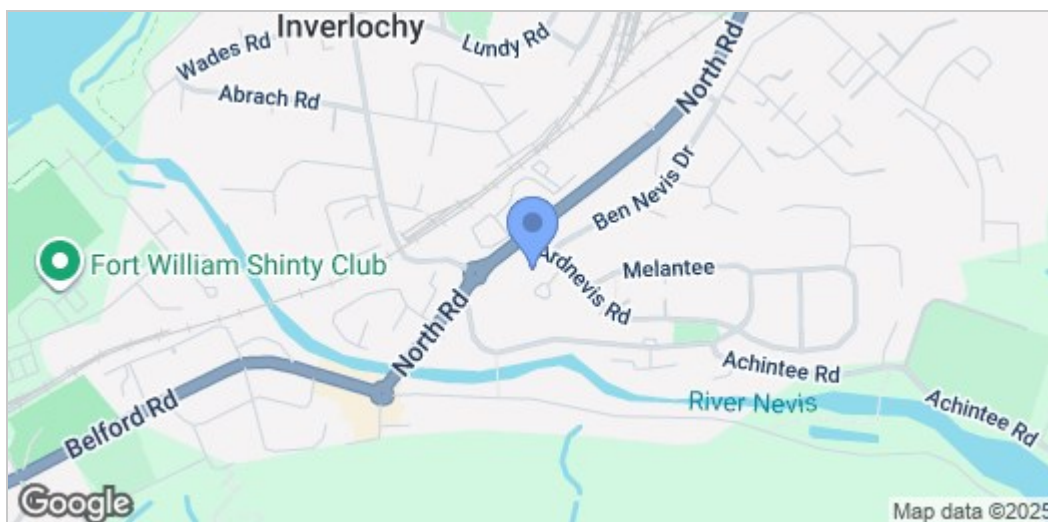
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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		
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.