



PETER MURPHY & Co
ESTATE AGENTS



15 Inverlochy Place, Fort William, PH33 6BX Offers Over £245,000

Centrally located, within walking distance to Fort William town centre this property forms a very attractive semi-detached property with private off-road parking. This spacious family home has many appealing features such as a bright & spacious kitchen/diner extension, large sitting room fitted with a most attractive multi-fuel stove, modern shower room and 3 double bedrooms. Benefitting from being fully double glazed throughout (with the exception of the rear door) and electric heating adds to what this wonderful property can offer. This property could be an ideal family home, however would also work very well in the buoyant buy to let or holiday rental market. The property has extensive garden grounds to front and rear, offering privacy and plenty space to enjoy. There is a covered log store and shed included in the sale.

ENTRANCE HALLWAY

External door opens to vestibule, which in turn opens to the hallway. Window to the side. Door to lounge, kitchen, shower room & storage cupboard.

LOUNGE

Boasting windows to the front and the rear, allowing plenty natural light. Bright and modern with a multi-fuel stove and neutral decor.



KITCHEN/DINING ROOM

Carefully extended kitchen diner is fitted with wooden kitchen units and wooden work surfaces and laminate flooring, allowing a great family or entertaining space. Windows to the rear, side and two Velux windows. Plus door to the side garden leading to the wood store.



SHOWER ROOM

This contemporary shower room has a fully tiled shower cubicle with Triton shower plus a white suite of WC and wash hand basin. Tiled flooring and heated towel rail completes this room. Opaque window to side.



BEDROOM 1

Spacious double bedroom with windows to the front and rear. Built in wardrobe and cupboard housing the water tank.



BEDROOM 2

Double bedroom with window to rear.



BEDROOM 3

Double bedroom with window to side.



DRIVEWAY

There is a gravel parking area to the rear of the garden offering off street parking for 2 vehicles.



REAR GARDEN

The rear garden is mainly laid to lawn with a garden shed and large paved area out outside entertaining and relaxing.



FRONT GARDEN

The front garden is laid to lawn with pathway to front and door and to side.

FRONT ELEVATION

LOCATION

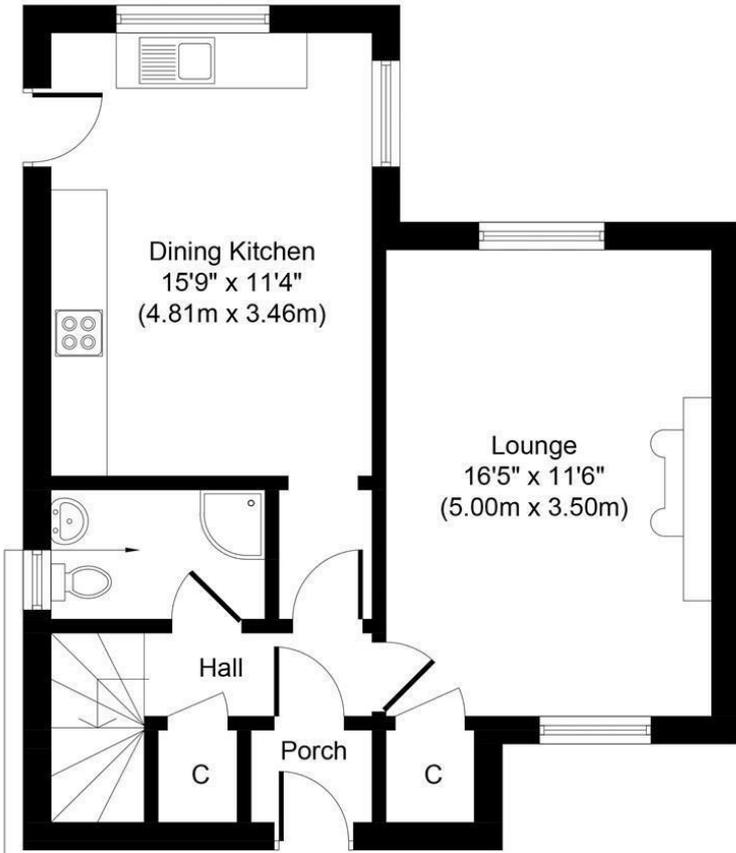
Inverloch Place is located just 1/4 mile or a 5 minute walk from the railway station, bus station, and Fort William high street. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West 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 - Feehold
Council Tax - Band C

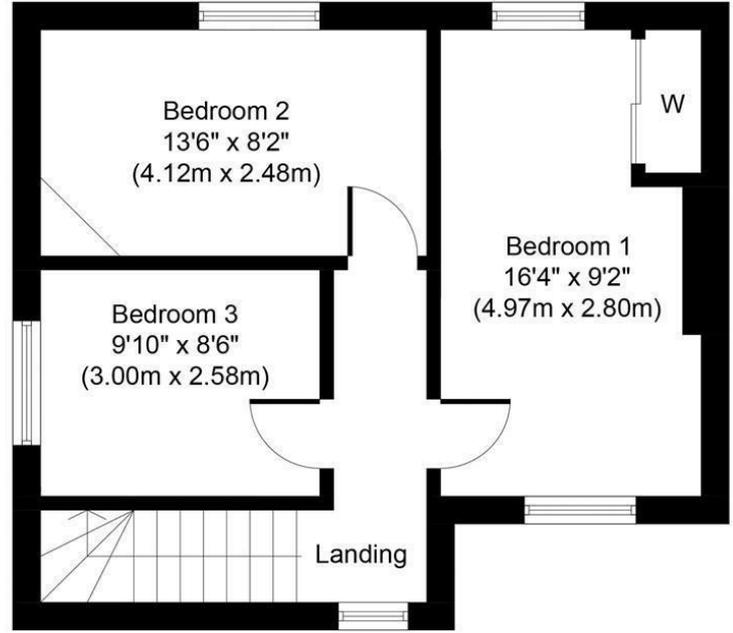
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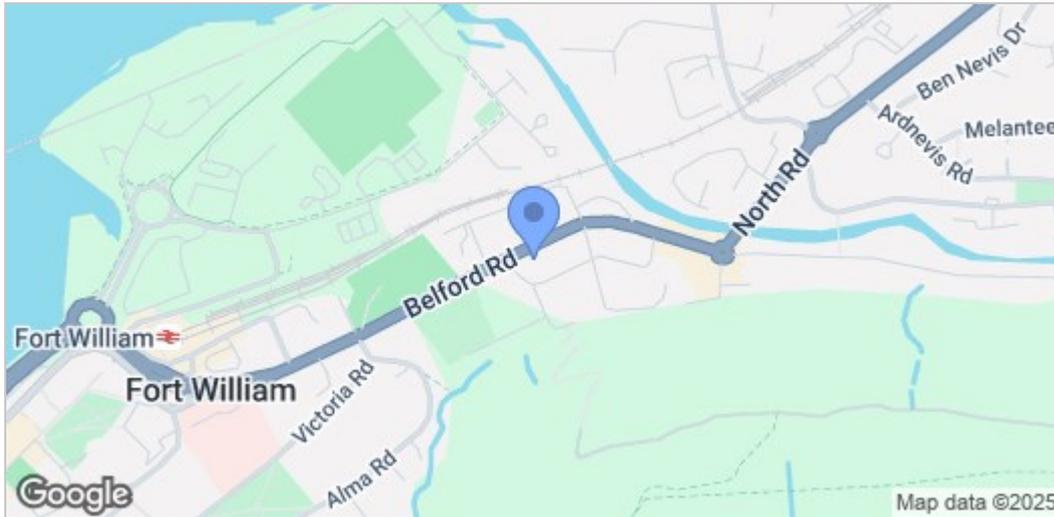
Shower Room
7'7" x 4'10"
(2.32m x 1.47m)

Ground Floor
Approximate Floor Area
530 Sq. ft.
(49.2 Sq. m.)



First Floor
Approximate Floor Area
437 Sq. ft.
(40.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		

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