



PETER MURPHY & Co  
ESTATE AGENTS



## **36 Castle Drive, Lochyside, Fort William, PH33 7NS Offers Over £175,000**

This attractive two bedroom end terrace home offers spacious accommodation in the highly desirable residential area of Lochyside. Accommodation comprises; entrance door opening to the hallway which leads to the shower room, lounge/dining room, kitchen and staircase to upper floor. The welcoming double aspect lounge/dining room has a large picture window to front and mountain views to the rear. Staircase rises to upper landing which has two double bedrooms. Externally the front and rear gardens are laid to lawn. The property also benefits from an electric wet central heating with radiators and double glazing.

## ENTRANCE HALWAY

External door opens to the hallway, which leads to the shower room, lounge/dining room, kitchen and staircase to upper floor.

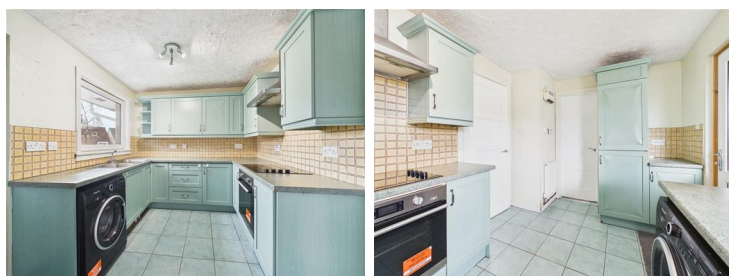
## LOUNGE/DINING ROOM

The bright and welcoming lounge has windows to front and rear with stunning mountain views to the rear. Multi fuel burner and ample space for formal dining.



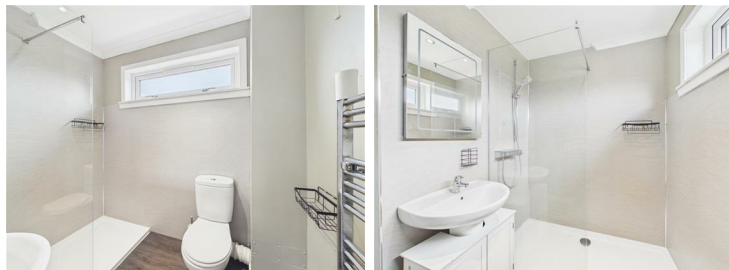
## KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Integral oven, hob and fridge freezer. Door to rear porch and window overlooking the rear garden.



## SHOWER ROOM

The modern and stylish shower room includes wc, wash hand basin and shower enclosure with mains shower.



## BEDROOM 1

This double bedroom has a window to front.



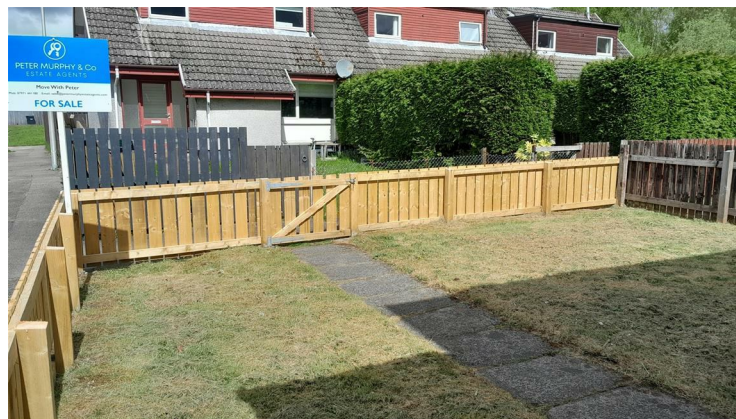
## BEDROOM 2

This double bedroom has a window to front and large storage cupboard.



## FRONT GARDEN

The front garden is laid to lawn.



## REAR GARDEN

The private rear garden is also laid to lawn with gate to side. External storage cupboard at rear porch.



## LOCATION

The highly desirable residential area of Castle Drive in Lochside is located approximately 2.5 miles from Fort William and offers a wide range of amenities. These include a supermarket, general store, chemist, post office, cafe and hairdressers in nearby Caol. There are 2 local primary schools and the secondary school at Lochaber High School is within walking distance. The world famous Caledonian Canal is located nearby. 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.

## MISCELLANEOUS INFORMATION

Tenure - Freehold  
Council Tax - Band C

## 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.



Ground Floor



Floor 1



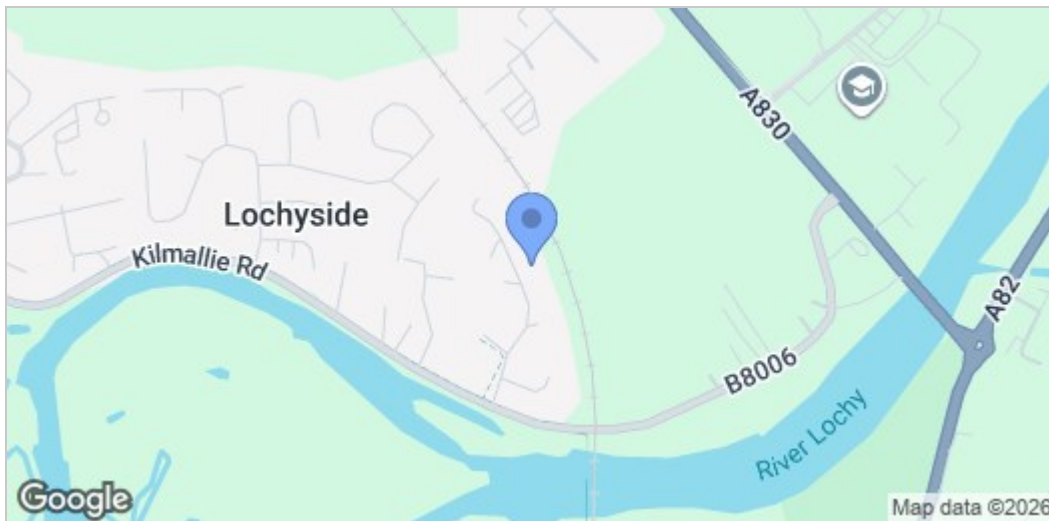
Approximate total area<sup>(1)</sup>  
71.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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			75
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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