



West & Peter Murphy
Estate Agents



16 Lochiel Road, Fort William, PH33 6NT

Offers over £175,000

Located in the highly desirable village of Inverlochy, this immaculate upper floor apartment offers spacious family accommodation. Benefiting from double glazing and efficient infra red electric heating this home would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Entrance door which opens to stairway, rising to the upper landing. Landing has a large storage cupboard and leads to all bedrooms, bathroom and lounge. The spacious and bright front facing lounge provides a comfortable living space and opens to the modern well appointed kitchen with window to rear. Stunning views of Ben Nevis. The three double bedrooms and family bathroom complete the internal accommodation. Externally the front garden and rear gardens are laid to lawn. All furniture is available by separate negotiation.

Landing

Provides access to lounge, bathroom and three bedrooms. Large storage cupboard.

Lounge

Bright and airy lounge with large picture window to front offering views of Ben Nevis. door to kitchen.



Kitchen/Dining Room

Modern kitchen with ample wall and base units with contrasting worktops. Space for dining and window to rear.



Bathroom

Bathroom comprises wc, wash hand basin and bath with mains shower over.



Bedroom 1

Large double bedroom with two windows to rear with countryside views.



Bedroom 2

Double bedroom with window to front. Storage cupboard housing hot water tank.



Bedroom 3

Double bedroom with window to front.



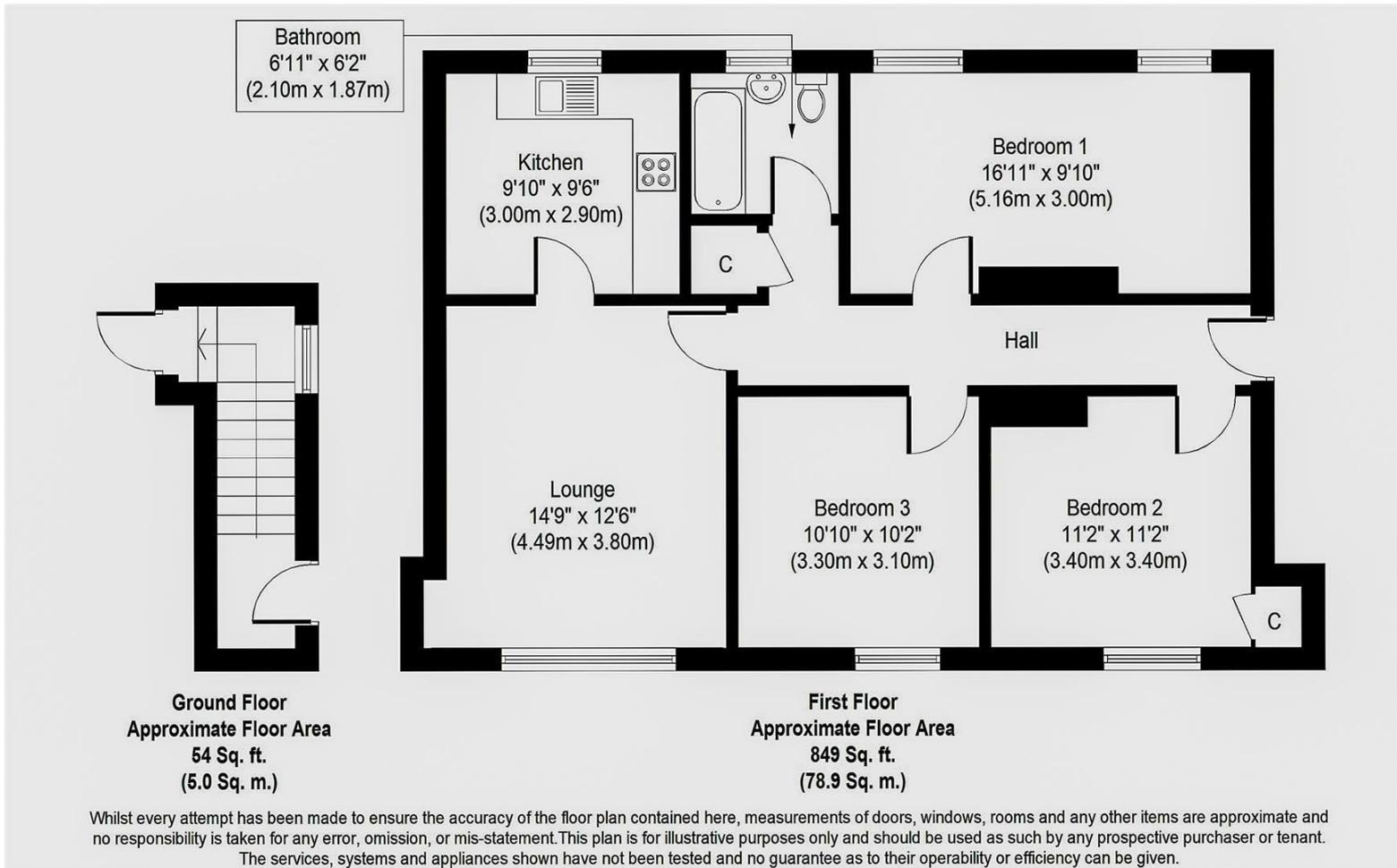
External

Externally the front garden and rear gardens are laid to lawn.



Location

This lovely apartment is situated in highly desirable village of Inverlochy, The property is within easy walking distance of local amenities and is on a bus route into the town centre., approx 1.5 miles distant. Fort William, is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the world famous Caledonian Canal as well as walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. Fort William has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness Glasgow, and Edinburgh as well as the overnight sleeper to London.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.