



PETER MURPHY & Co  
ESTATE AGENTS



## Flat 1 Caledonian Court 36 High Street, Fort William, PH33 6AT

This spacious two bedroom flat offers an excellent opportunity for first time buyers or those seeking a property with fantastic long and short term letting potential in the Fort William's town centre. Accommodation comprises; rear access external door to building with stairs rising up to the first floor and door to flat. Hallway has a cloak cupboard, a large walk in storage cupboard and leads to all rooms. There are two double bedrooms, both with fitted wardrobes. The bathroom comprises wc, wash hand basin and bath with shower over. The kitchen has a range of wall and base units with contrasting worktops. The bright and airy lounge has windows to front and side with ample formal dining space. Electric heating and double glazing.

### HALLWAY

The hallway has a cloak cupboard and walk in storage cupboard. Provides access to all rooms.

### LOUNGE/DINING ROOM

The front facing, welcoming lounge has window to front and side. Ample space for formal dining.



### KITCHEN

The kitchen has a range of wall and base units with contrasting worktops. Window to front.



### BEDROOM 1

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



### BEDROOM 2

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



### BATHROOM

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



### LOCATION

The flat is conveniently located on Fort William's high street. The town offers a range of shops, supermarkets, medical and dental facilities, secondary school, college, along with a host of leisure and sports facilities. Fort William is situated within Lochaber, an area celebrated as the 'Outdoor Capital of the UK', offering residents many opportunities to experience and enjoy a wide range of outdoor sports, including the Nevis Range outdoor pursuits centre, the home of world downhill mountain biking, also with mountain gondola and winter ski slopes.

### 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.

### MISCELLANEOUS INFORMATION

Tenure - Freehold  
Council Tax - Band C

