



PETER MURPHY & CO
ESTATE AGENTS



10 Castle Drive, Fort William, PH33 7NS Offers Over £210,000

This attractive three bedroom semi-detached home offers spacious accommodation in the highly desirable residential area of Lochyside. This property is in walk in condition and should suit all types of buyers. Accommodation comprises; entrance door opening to the hallway which leads to bedroom 1, shower room, lounge, kitchen/dining room, rear porch and staircase to upper floor. The welcoming double aspect lounge has a large picture window to front and sliding patio doors to rear. The well appointed kitchen has space for formal dining. Rear porch with door to garden. Completing the ground floor accommodation is a shower room/wc and double bedroom with en-suite shower room. Staircase rises to upper landing which has two double bedrooms, both with fitted storage and family bathroom. Externally the front garden is laid to lawn with shrub and flowerbed borders. The private rear garden is also mainly laid to lawn with paved patio, timber garden shed and external storage cupboard. The property also benefits from oil fired central heating and double glazing.

ENTRANCE HALLWAY

External door opens to hallway. Provides access to lounge, kitchen/dining room, rear porch, shower room/wc and bedroom 1.

LOUNGE

The welcoming double aspect lounge has a large picture window to front, ensuring plenty natural light reaches this comfortable living space and sliding patio doors to rear.



KITCHEN/DINING ROOM

Accessed from the hallway. The well appointed kitchen has a good selection of wall and base units with contrasting worktops and space for formal dining. Door to rear porch and window to rear garden.



REAR PORCH

Plumbed for washing machine. Door to rear garden.



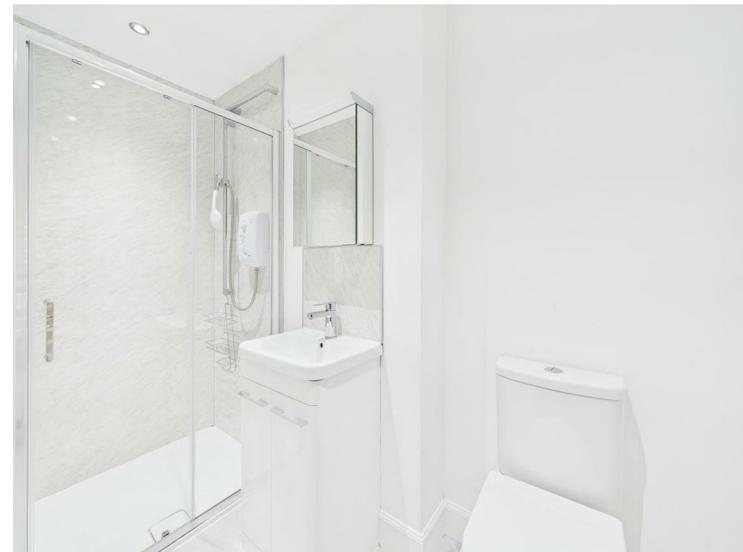
BEDROOM 1

This lovely double bedroom has a window to front and door to en-suite.



BEDROOM 1 EN-SUITE

This stylish en-suite includes wc, wash hand basin, heated towel rail and shower enclosure with electric shower.



SHOWER ROOM

This shower room is located in the hallway and includes wc and shower cubicle with mains shower.



BEDROOM 2

This double bedroom has a window to front, storage cupboard and wash hand basin.



BEDROOM 3

This double bedroom has a window to front and large storage cupboard housing the hot water tank and offering additional storage.



BATHROOM

The family bathroom comprises wc, wash hand basin and bath. Opaque window to rear.



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.

FRONT GARDEN

The front garden is laid to lawn with shrub and flowerbed borders.



REAR GARDEN

The private rear garden is also mainly laid to lawn with paved patio, timber garden shed and external storage cupboard.

FRONT ELEVATION

LOCATION

The highly desirable residential area of Castle Drive in Lochyside 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 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



Approximate total area⁽¹⁾

90.2 m²

Reduced headroom

1.2 m²



(1) Excluding balconies and terraces

Reduced headroom

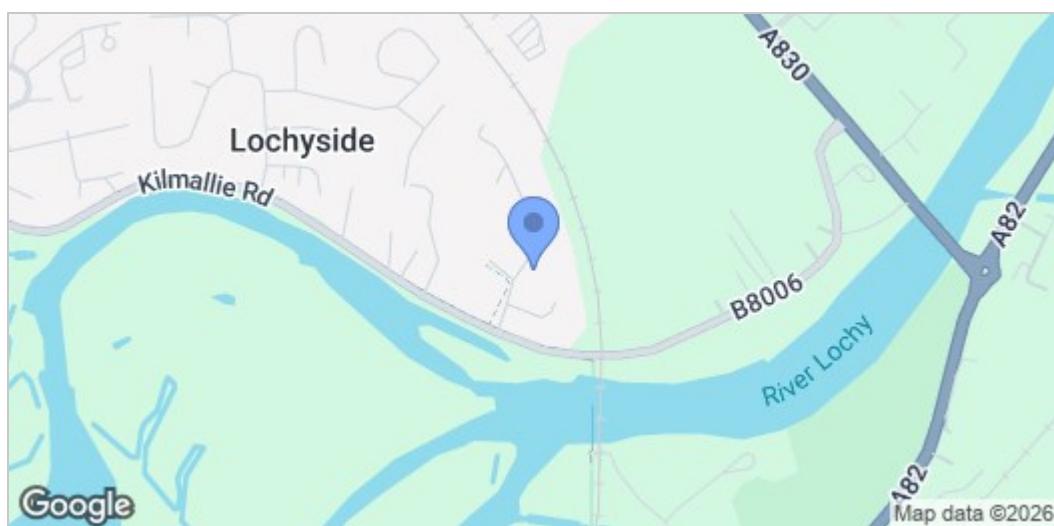
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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	57	68
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.