



PETER MURPHY & Co
ESTATE AGENTS



3 Nevisbank Apartments Belford Road, Fort William, PH33 6ES

This immaculate one bedroom first floor flat, located approx 1/2 mile from the town centre would be an ideal first time purchase or for those seeking an excellent short of long term letting opportunity. Accommodation comprises; secure external entrance door leading to stairway to first floor and entrance door to the flat. This opens to the bright and welcoming open plan lounge/kitchen with window to front. Door from lounge to the inner hall with large storage cupboard and providing access to the double bedroom and bathroom. There are communal gardens to front and ample off street parking to side and rear.

LOUNGE/KITCHEN

The bright and welcoming open plan lounge/kitchen has a wood burner as it's focal point and window to front. The kitchen has a good selection of wall and base units with contrasting worktops.



BEDROOM

The bedroom is accessed from the inner hall. This good sized double bedroom has plenty of free standing storage space and window to rear.



BATHROOM

Accessed from the inner hall the bathroom includes wc, wash hand basin, heated towel rail and bath with wet-wall to walls and electric shower over.



EXTERNAL

Externally there is a communal garden to front. there is off street parking to side and rear.



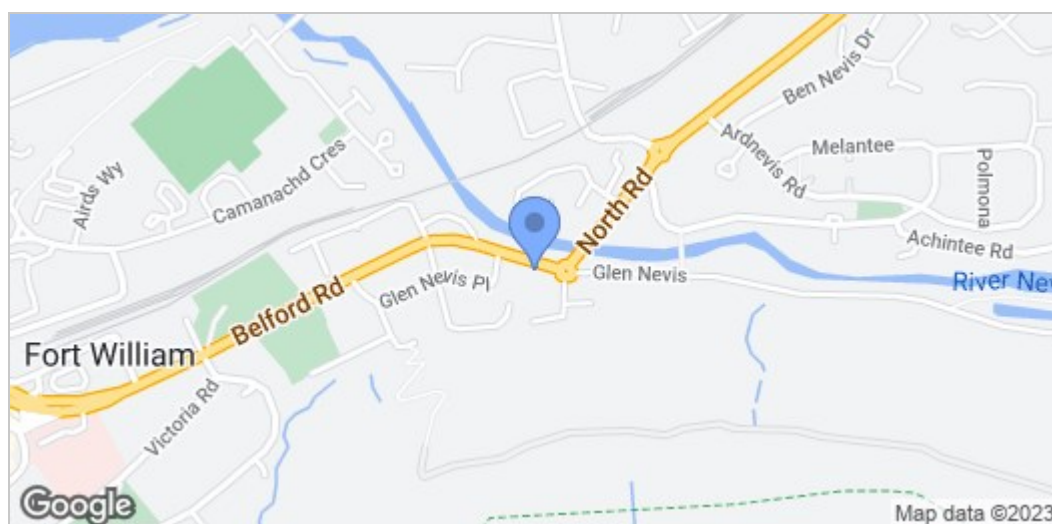


Approximate total area⁽¹⁾
30.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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		
	31	62
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.