



PETER MURPHY & Co
ESTATE AGENTS



1 Millhouse Flats North Road, Fort William, PH33 6LR Offers Over £125,000

CLOSING DATE SET FOR MIDDAY 02/05/2025

Situated in the Millhouse of the former Glenlochy Distillery, which is believed to have been constructed around the turn of the twentieth century and converted around 2005, this immaculate one bedroom ground floor apartment would be an ideal first time purchase or for those seeking an excellent long or short term letting opportunity. Accommodation comprises, entrance hallway, which leads to the lounge/dining room, bathroom and bedroom. The bright and welcoming lounge leads to the well appointed kitchen and has plenty space for formal dining. The lounge has a large Bay window to front with views of Ben Nevis.

ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to the lounge/dining room, bathroom and bedroom.

LOUNGE/DINING ROOM

The bright and welcoming lounge has a large Bay window to front with views of Ben Nevis and ensures plenty natural light reaches this comfortable living space. Door to kitchen.



KITCHEN

The well appointed kitchen has a good selection of modern wall and base units with contrasting worktops.



BEDROOM

This large double bedrooms has a bay window to front and full length fitted wardrobes.



BATHROOM



EXTERNAL

There is allocated parking to the side of the property.

FRONT ELEVATION



VIEW



LOCATION

The property is situated within walking distance of the Town Centre, approximately 1 mile away with all the amenities it has to offer. 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 B

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 of 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.



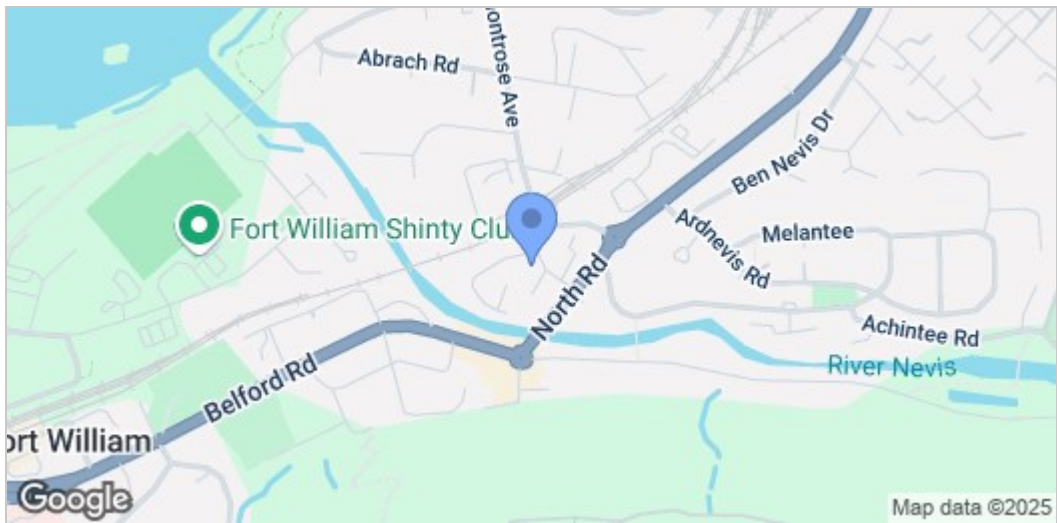
Approximate total area⁽¹⁾
55.23 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(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.