



PETER MURPHY & CO
ESTATE AGENTS



1 Mossfield Drive, Lochyside, PH33 7PE

Offers Over £360,000

This immaculate bungalow, with a total of five bedrooms set within a three bedroom family home and two bedroom holiday apartment offers outstanding value for buyers seeking a family home with fantastic income from the fully licenced holiday let. The main house comprises; entrance vestibule opening to the hallway. The front facing lounge has a large picture window ensuring plenty natural light reaches this appealing living space. The multi-fuel burner is an attractive focal point for this room. The lounge opens to the modern and stylish kitchen, with a great selection of wall and base units along with an island offering additional base units and space for informal dining. The kitchen is open plan to the bright and welcoming sun room, currently used as a formal dining room. There are three good sized bedrooms in the main house and the family bathroom has a bath and separate shower cubicle. The apartment, which has its own entrance has its own entrance door. This opens to the open plan lounge/kitchen, shower room and 2 double bedrooms. This apartment has been modernised to a high standard and could be an excellent income generator. Externally there is a driveway offering ample off street parking and leading to the detached garage. The front garden is mainly laid to lawn with a paved seating area and area of gravel. The extensive rear garden is laid to lawn with timber garden shed. The apartment has its own private parking area for 2 vehicles. The property also benefits from oil fired central heating and double glazing.

ENTRANCE VESTIBULE

External door opens to the vestibule. Storage cupboard. Glazed door to hallway.

HALLWAY

The hallway leads to the lounge, bathroom and the 3 bedrooms.

LOUNGE

The front facing lounge has a large picture window ensuring plenty natural light reaches this appealing living space. The multi fuel burner provides an attractive focal point.



KITCHEN

The modern and stylish kitchen in gloss grey has a great selection of wall an base units along with a kitchen island offering additional base units and space for informal dining. Open plan to sunroom.



SUNROOM/DINING ROOM

The bright and spacious sunroom is currently used as a formal dining room and overlooks the private rear garden



BEDROOM 1

This large double bedroom has originally 2 bedrooms and was opened to provide a substantial bedroom with 2 windows to front.



BEDROOM 2

This double bedroom has a window to rear.



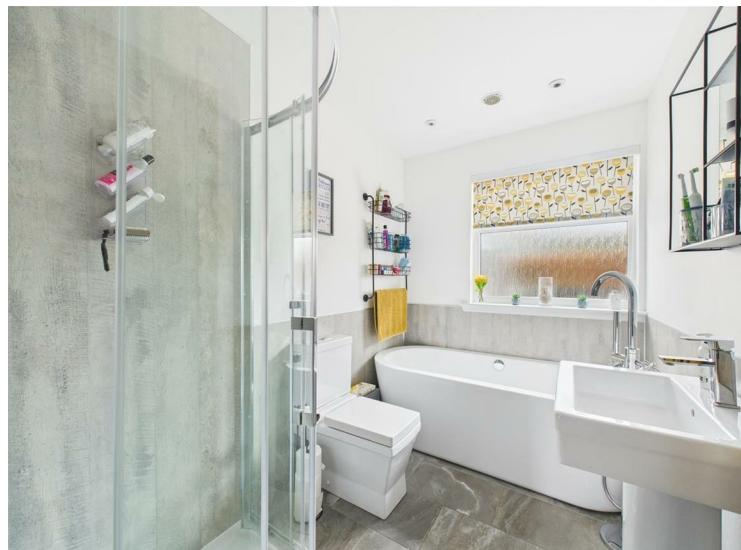
BEDROOM 3

This double bedroom has a window to rear.



FAMILY BATHROOM

The stylish family bathroom includes wc, wash hand basin, bath and shower enclosure with electric shower. Opaque window to rear.



APARTMENT LOUNGE/KITCHEN

External door leads to the open plan lounge/kitchen. Window to rear and doors to bedrooms and shower room.



APARTMENT BEDROOM

This double bedroom has window to rear.



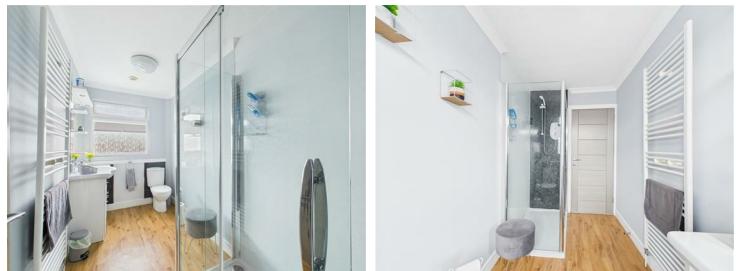
APARTMENT BEDROOM

This double bedroom is current let as a twin room. window to rear.



APARTMENT SHOWER ROOM

The shower room includes wc, wash hand basin, heated towel rail and shower enclosure with electric shower. Opaque window to front.



APARTMENT PARKING AREA



FRONT GARDEN

The front garden is mainly laid to lawn with a paved seating area and area of gravel.

GARAGE & PARKING



REAR GARDEN

The extensive and low maintenance rear garden is laid to gravel with timber garden shed.



FRONT ELEVATION



LOCATION

The highly desirable residential area of Mossfield Drive 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 F

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.



Approximate total area⁽¹⁾
144.38 m²

Ground Floor Building 1



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2



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		
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.