PETER MURPHY & Co
ESTATE AGENTS

Camdale, 2 Caithness Place, Fort William, PH33 6JP

Offers Over £325,000

Located in an elevated position above Fort William, this impressive detached villa offers a remarkable opportunity for both family living and investment. Built in 1975, the property boasts five bedrooms and four well-appointed bathrooms, making it ideal for larger families or those who enjoy hosting guests.

As you enter the home, you are greeted by two inviting reception rooms, one on each floor, that provide ample space for relaxation and entertainment. The large windows throughout the property allow natural light to flood in, enhancing the warm and welcoming atmosphere. The stunning views over Loch Linnhe are a true highlight, offering a serene backdrop that can be enjoyed from various vantage points within the home.

This property also features a unique aspect, with two of the bedrooms currently run as a holiday let, presenting an excellent opportunity for generating additional income. The versatility of the space allows for various living arrangements, catering to both personal and rental needs.

For those who require extra storage or workspace, the large basement adds significant value to the property, providing additional storage solutions. Furthermore, the ample off-street parking ensures convenience for residents and visitors alike.

In summary, this detached villa in Fort William is not only an attractive family home but also a smart investment opportunity, all set against the stunning backdrop of Loch Linnhe. With its generous living spaces and potential for rental income, this property is sure to attract interest from a variety of buyers.

ENTRANCE VESTIBULE

External door opens to entrance vestibule. Leads through to the hallway.

HALLWAY

Provides access to lounge, kitchen, bathroom and three bedrooms. Storage cupboard

LOUNGE

The bright and welcoming lounge has a large picture window to front, offering panoramic views over Loch Linnhe. Open plan to dining room and staircase to upper floor.

DINING ROOM

This spacious room has ample space for several guests dining tables or for family dining. Window to side and door to kitchen.

KITCHEN

The modern kitchen has a great selection of gloss white wall and base units with contrasting worktops. Space for informal dining. Doors to utility room and hallway. Window to rear.

UTILITY ROOM

The utility room is plumbed for washing machine. Window and door to rear.

BEDROOM 1

The principal bedroom has a window to the front with stunning views. Double wardrobe and door to en-suite shower room.

BEDROOM 1 EN-SUITE

The en-suite includes wc, wash hand basin and shower enclosure with electric shower.

BEDROOM 2

This double bedroom has a double wardrobe and window to front.

BEDROOM 3

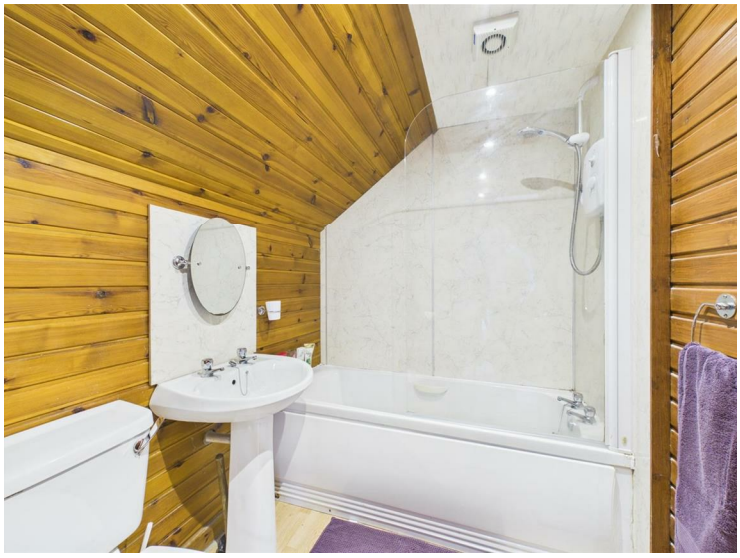
This bedroom is currently used as a laundry/utility room.

BATHROOM 1

This bathroom includes wc, wash hand basin, bath and separate shower cubicle with electric shower. Opaque window to rear.

BATHROOM 2

Accessed from the upper landing this bathroom includes wc, wash hand basin, bath with electric shower over.



UPPER LOUNGE

This lounge offers a great additional living space, with incredible loch and hillside views. Door to inner hallway.

BEDROOM 4/STUDY

This bedroom is currently used as a study. Window to front.

BEDROOM 5

This spacious double bedroom has a large storage cupboard and window to front.

BATHROOM 3

This bathroom includes wc, wash hand basin and bath with electric shower over. Velux to rear.

FRONT GARDEN

The property is approached by a gravel driveway, offering ample off street parking. there is an area of lawn. A lovely stream runs along one side of the property.

FRONT ELEVATION

REAR GARDEN

The rear garden is mainly laid to lawn with a paved patio for outside entertaining and relaxing. There is also a raised decking area to the side.

STREAM

A lovely stream runs along one side of the property.

DRIVEWAY

REAR ELEVATION

VIEWS

LOCATION

This home is located in an elevated position above Fort William. 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. There is a variety of supermarkets, shops, a library, museum, and cinema.

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.

Ground Floor

Floor 1

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Approximate total area(1)

168.8 m²

Reduced headroom

2.1 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.

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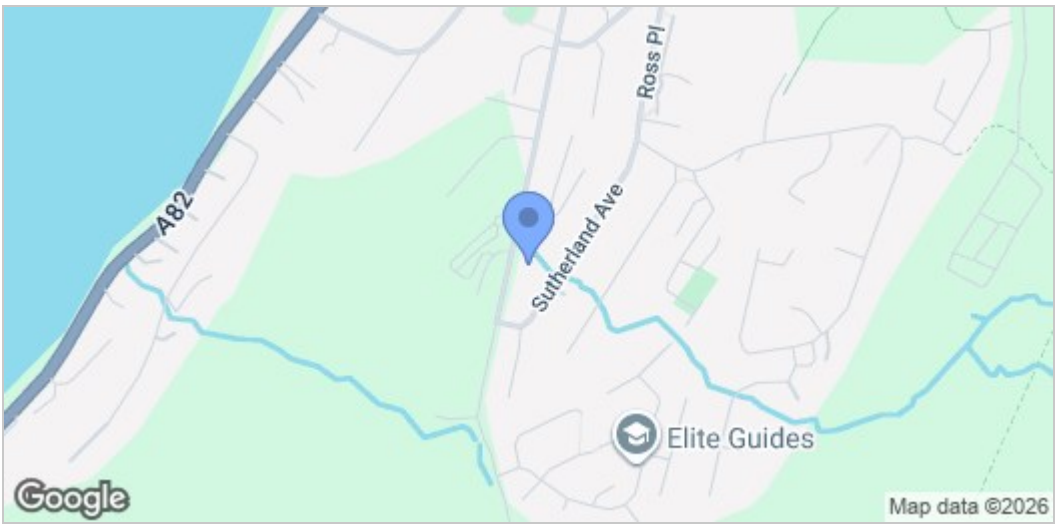

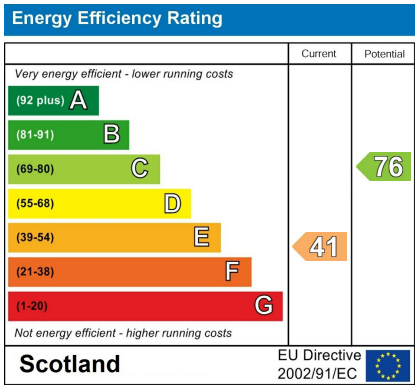

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