



West & Peter Murphy
Estate Agents



14 Renfrew Place, Fort William, PH33 6UE

Offers Over £190,000

This attractive three bedroom semi-detached bungalow offers spacious accommodation in a quiet street in the highly desirable Lochview Estate. This property should suit all types of buyers, from young families to retirees. Accommodation comprises; entrance door opening to the hallway which leads to the rear door and all rooms. The front facing lounge/dining room has a large picture window to front ensuring plenty natural light reaches this comfortable living space. Although the kitchen requires upgrading it offers a good selection of wall and base units. Shower room includes wc, wash hand basin and shower cubicle with electric shower. There are three good sized bedrooms and a converted attic space.. Externally, there is a driveway offering off street parking and leading to the carport and garage with up and over door. The front garden is laid to lawn with shrub borders. To the side there is a large area with a selection of mature trees. The private rear garden has decked seating area and door to garage. The property benefits from high efficiency solar panels, oil fired central heating and double glazing.

Hallway

Provides access to rear door and all rooms. Also provides access to the attic which has been fully floored and lined.

Lounge

Spacious lounge with window to front and ample space for formal dining.



Kitchen

Selection of wall and base units with contrasting worktops. Window to front. Requires upgrading.



Shower Room

Includes wc, wash hand basin and shower cubicle with electric shower. Opaque window to side.



Bedroom 1

Large double bedroom with fitted wardrobe and window to rear.



Bedroom 2

Large double bedroom with fitted wardrobe and window to rear.



Bedroom 3

Good sized bedroom with window to rear.

Attic

Access from a cupboard in the hallway the attic has been fully floored and lined.



External

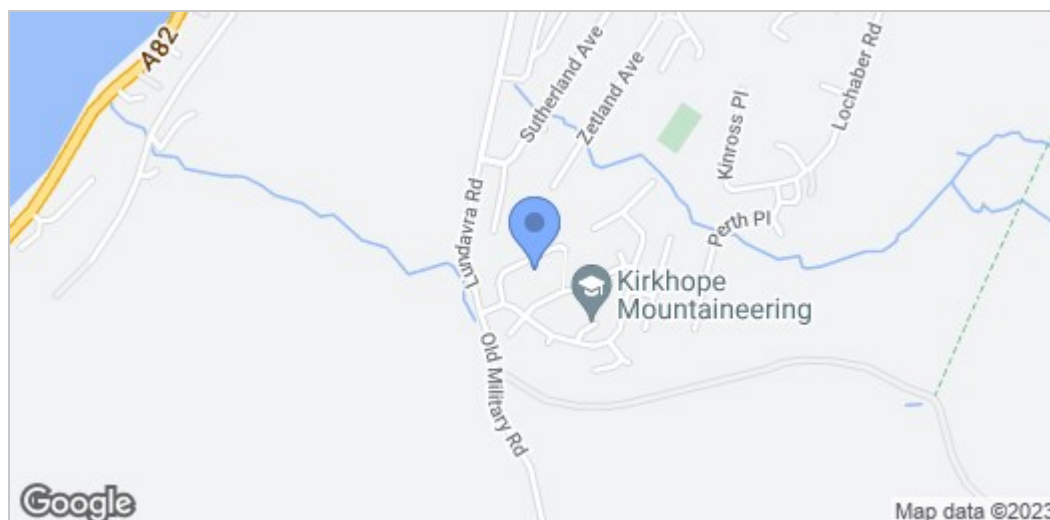
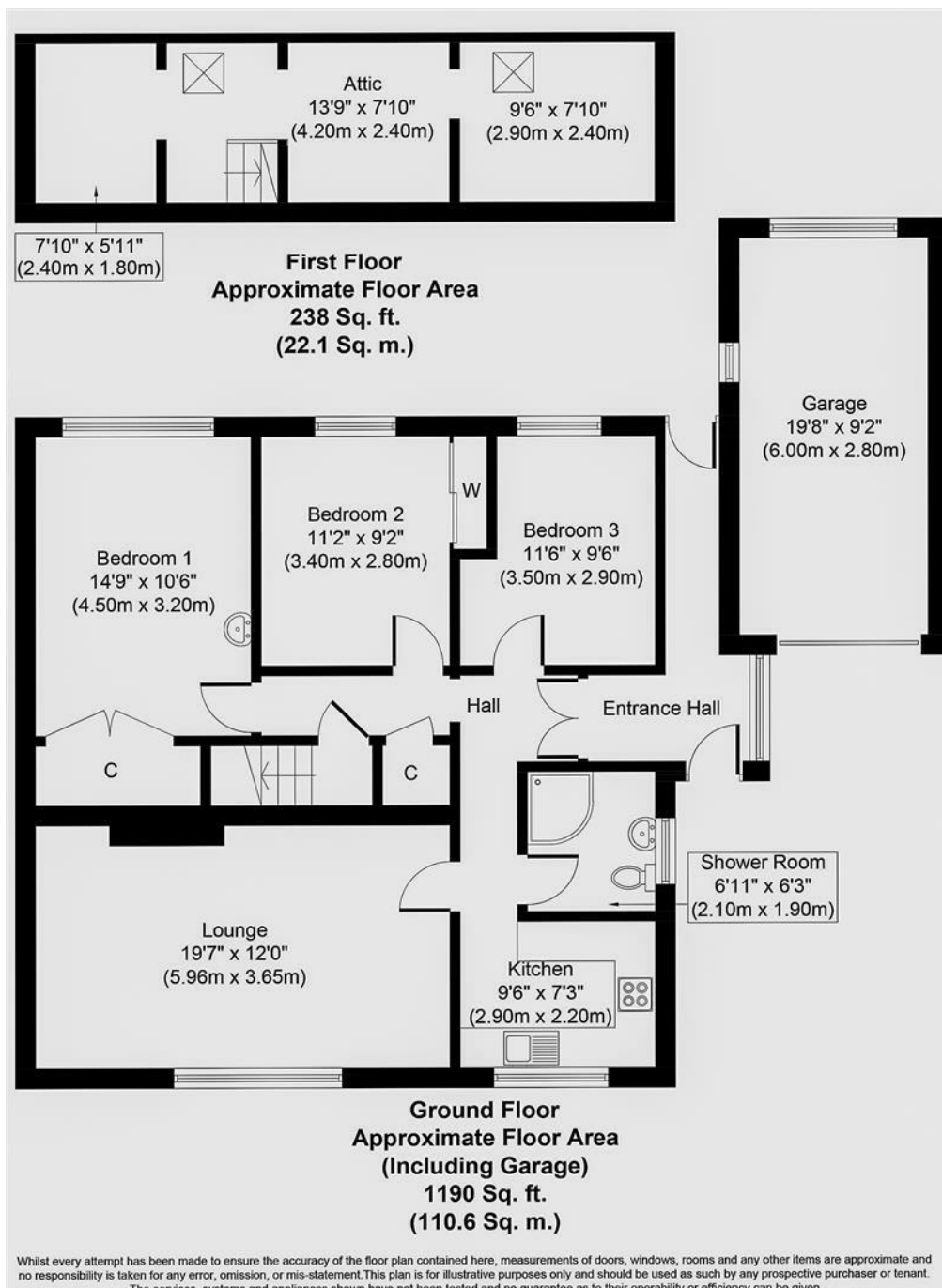
Externally, there is a driveway offering off street parking and leading to the garage with up and over door and carport. The front garden is laid to lawn. To the side there is a large area with a selection of mature trees. the private rear garden has a seating area and door to garage.



Location

This property is situated in a quiet cul-de-sac in the highly desirable Lochview Estate. The property is within easy walking distance of Lundavra Primary School and is on a bus route into the town centre with links to the Medical Centre and Lochaber High School.

There is easy access to the popular walks around Cow Hill and the West Highland Way. Fort William, is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the world famous Caledonian Canal as well as walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. Fort William has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness Glasgow, and Edinburgh as well as the overnight sleeper to London.



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		77	84
EU Directive 2002/91/EC			

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