



PETER MURPHY & Co
ESTATE AGENTS



3 Lochaber Place, Fort William, PH33 6XB

Offers Over £125,000

This immaculate first floor apartment offers spacious family accommodation with stunning views over Loch Linnhe towards the Conaglen and Ardgour hills. Recently modernised this home would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Entrance door which opens to the hallway and leads to all three bedrooms, lounge, kitchen and shower room. The spacious and bright front facing lounge provides a comfortable living space and opens to dining area. The modern kitchen has a good selection of wall and base units. The three good sized bedrooms, all with fitted storage and shower room complete the internal accommodation. Externally there is a communal lawn and private parking area to rear. Electric heating and double glazing.

ENTRANCE HALLWAY

External door from first floor landing opens to the hallway
Provides access to all rooms. Four storage cupboards.

LOUNGE

Accessed from the hallway this bright and welcoming lounge has picture windows to front and side with stunning views over Loch Linnhe towards the Conaglen and Ardgour hills. Open plan to dining area.



DINING AREA

Accessed from the lounge the this dining area offers ample formal dining space.



KITCHEN

Accessed from the hallway this modern and stylish kitchen has a good selection of wall and base units with contrasting worktops. Storage cupboard and window to rear.



BEDROOM 1



BEDROOM 2



BEDROOM 3



SHOWER ROOM

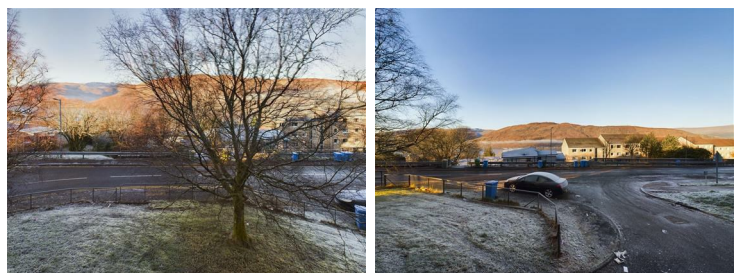
This attractive shower room includes wc, wash hand basin and shower enclosure with electric shower.



EXTERNAL

Externally there are communal lawned gardens to front, with ample private parking to the rear.

VIEW



LOCATION

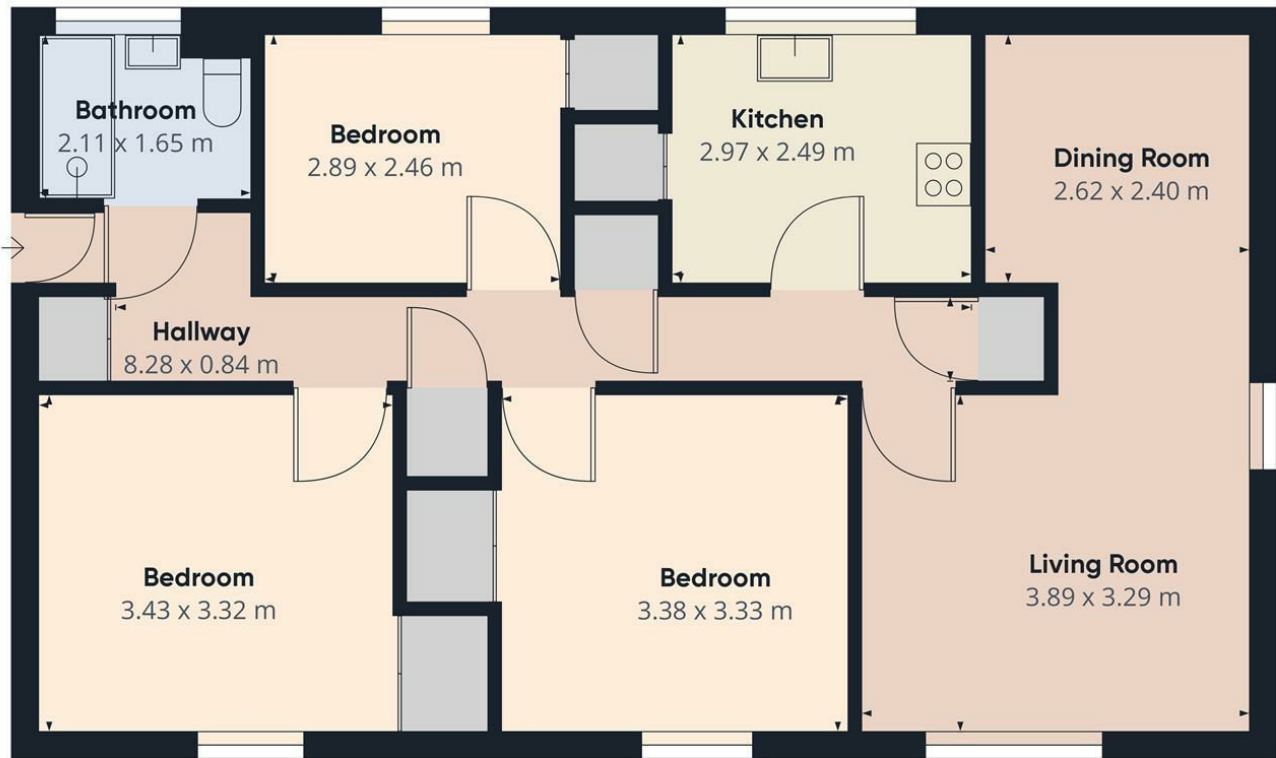
This home is located in an elevated position above Fort William. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants, 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 FACTS

Tenure - Freehold
Council Tax - Band C

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.

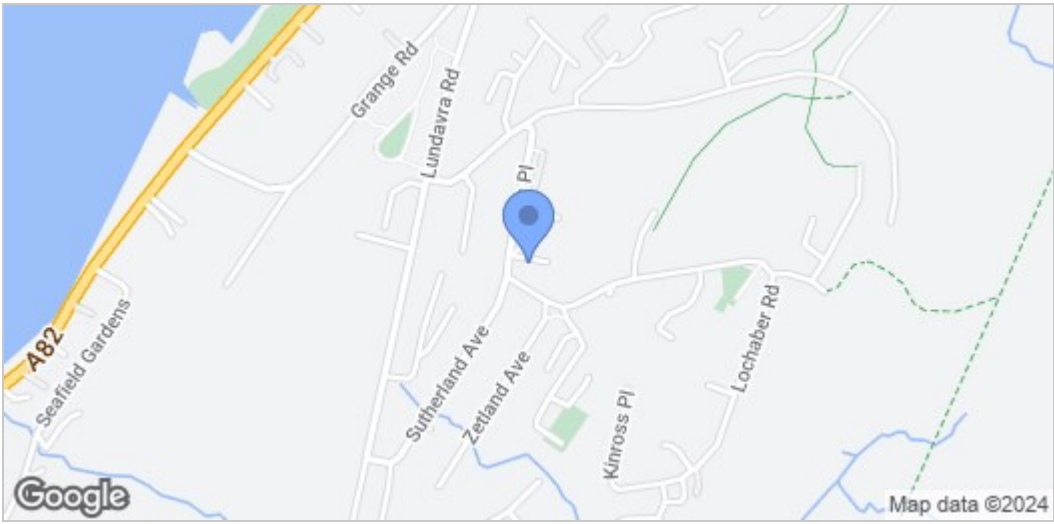


Approximate total area[®]
78.54 m²

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	77	79
(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.