



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

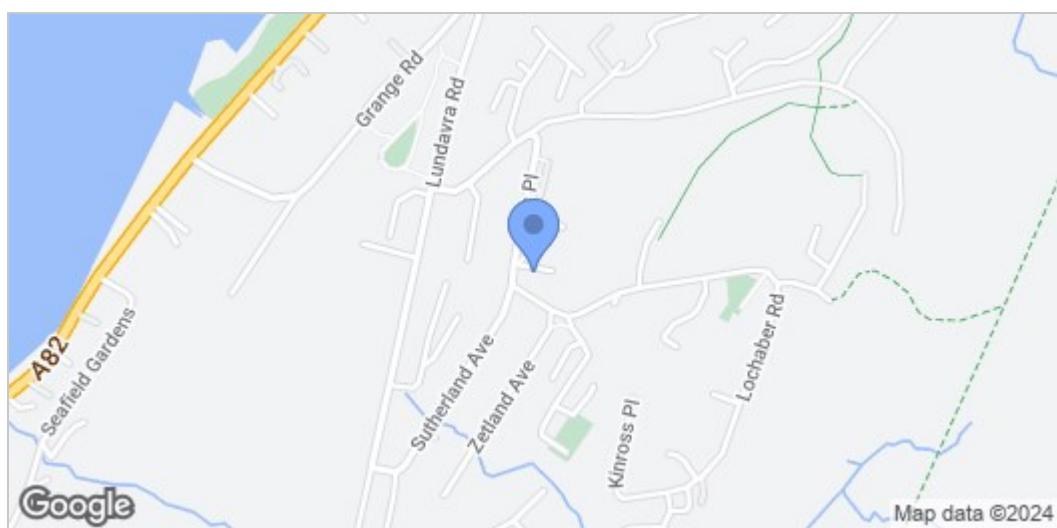
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Excluding balconies and terraces

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	77	79
(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

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