



PETER MURPHY & CO
ESTATE AGENTS



34 Castle Drive, Fort William, PH33 7NS Offers Over £175,000

This attractive two bedroom end terrace home offers spacious and comfortable home in the highly desirable residential area of Lochyside. In great overall condition this property should suit first time buyers or those seeking a comfortable family home. Accommodation comprises on the ground floor; external door opening to the entrance porch and through to the hallway. This provides access to the family bathroom with bath and separate shower cubicle, lounge/dining room, kitchen and rear porch. The bright and spacious lounge has large windows to front and rear with a multi-fuel burner as it's focal point. The staircase rises to the upper floor with 2 double bedrooms. Externally the low maintenance front garden is laid with stone chippings. The rear garden is also laid with stone chippings and includes a timber garden shed. The property also benefits from electric heating and double glazing.

ENTRANCE PORCH

External door opens to entrance porch. Door to hallway.

HALLWAY

The hallway provides access to the family bathroom with bath and separate shower cubicle, lounge/dining room, kitchen and rear porch.

LOUNGE/DINING ROOM

The bright and spacious lounge has large windows to front and rear with a multi-fuel burner as its focal point. Ample space for formal dining.



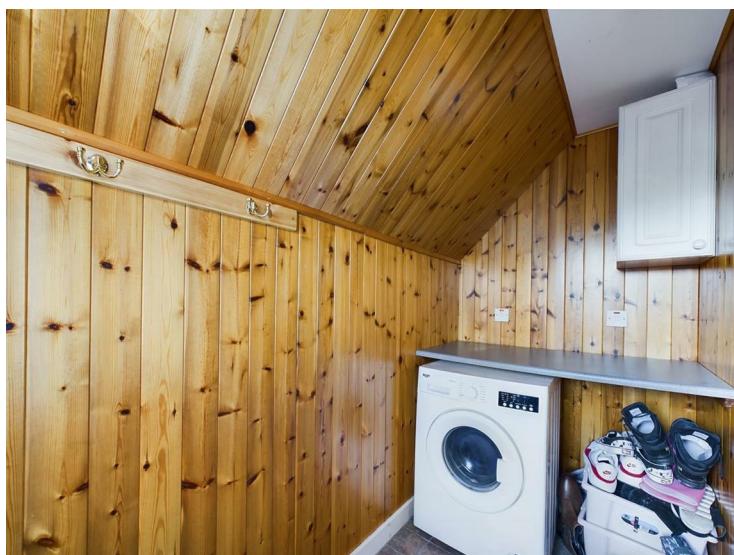
KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Window to rear and door to rear porch.



REAR PORCH

The rear porch offers additional storage and space for white goods.



BATHROOM

Accessed from the hallway the bathroom includes wc, wash hand basin, corner bath and shower cubicle with electric shower. Opaque window to side.



BEDROOM 1

Accessed from the upper landing this double bedroom has window to front with stunning views of Ben Nevis.



BEDROOM 2

Accessed from the upper landing this double bedroom has window to front. Fitted wardrobe.



FRONT GARDEN

The low maintenance front garden is laid with stone chippings.



REAR GARDEN

The rear garden is also laid with stone chippings and includes a timber garden shed.



LOCATION

The highly desirable residential area of Castle Drive in Lochyside 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 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 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.



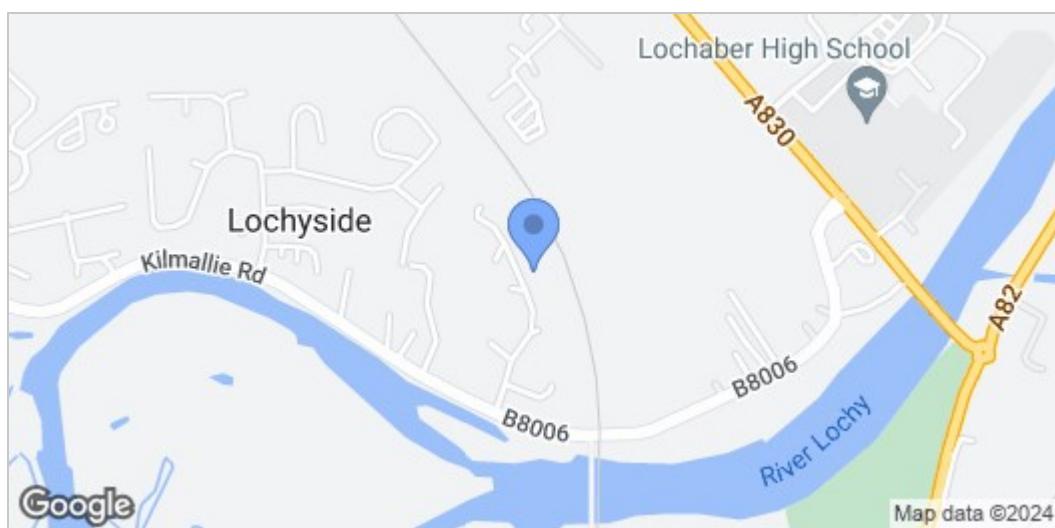
Approximate total area⁽¹⁾
75.8 m²



(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		50
(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.