



PETER MURPHY & Co
ESTATE AGENTS



5 Stirling Place, Fort William, PH33 6UW Offers Over £350,000

Only by viewing this outstanding home can one fully appreciate all it offers the discerning buyer. Set within extensive and colourful manicured gardens grounds and currently run as a successful B&B with three lettings bedrooms, this home will also attract those seeking a substantial family home. It also has the benefit of a basement annex which could be used as a separate letting opportunity with the appropriate permissions. Internal accommodation, which has been finished to the highest standard comprises; entrance door opening to the vestibule, which in turn leads through to the welcoming hallway. This provides access to the bright and airy lounge/dining room with large picture window to front and multi fuel burner, modern and stylish kitchen, family bathroom and all six bedrooms (four with en-suite shower rooms). Off the kitchen is the rear porch with external store to rear garden. Externally to the front the house is approached by the gravel driveway with extensive parking. There are manicured lawned gardens surrounding the property with a gravelled seating area to rear for outside entertaining and relaxing and a blend of mature shrubs and flowerbeds. The basement annex is currently used as an additional living space for guests to relax or dine, but could easily be altered for use as a holiday let or long term let. Oil fired central heating and double glazing.

ENTRANCE HALLWAY

External door opens to vestibule and through the hallway. Provides access to lounge/dining room, kitchen, utility room, family bathroom, all bedrooms and stairway to lower floor.

LOUNGE/DINING ROOM

This bright and welcoming lounge has a multi fuel burner and large picture window to front, ensuring plenty natural light reaches this comfortable living space. Ample space for formal dining.



KITCHEN

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

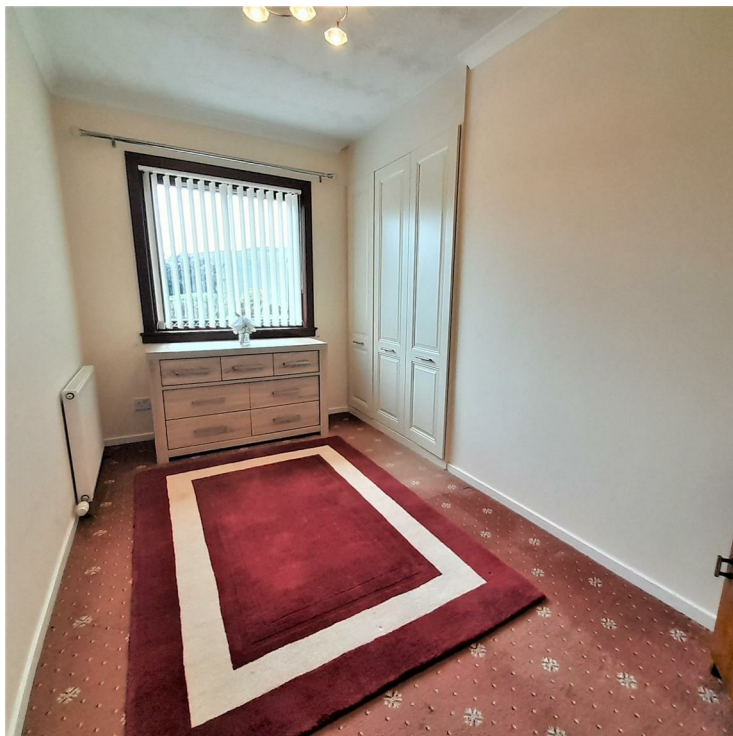


REAR PORCH

This useful utility space has a storage cupboard and door to rear garden.

BEDROOM 1

Access from the hallway this bedroom has fitted storage and window to front.



BEDROOM 2

Accessed from the hallway this double bedroom has fitted wardrobes, window to front and door to en-suite shower room.



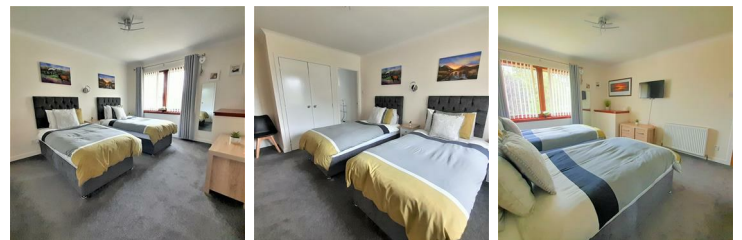
BEDROOM 2 EN-SUITE

This en-suite includes wc, wash hand basin and shower cubicle with electric shower.



BEDROOM 3

Accessed from the rear hallway this double bedroom has fitted wardrobes, window to side and door to en-suite shower room.



BEDROOM 3 EN-SUITE

En-suite includes wc, wash hand basin and shower cubicle with electric shower.



BEDROOM 4

Accessed from the rear hallway this double bedroom has fitted wardrobe, window to side and door to en-suite shower room.



BEDROOM 4 EN-SUITE

Includes wc, wash hand basin, shower cubicle with electric shower and opaque window to rear.



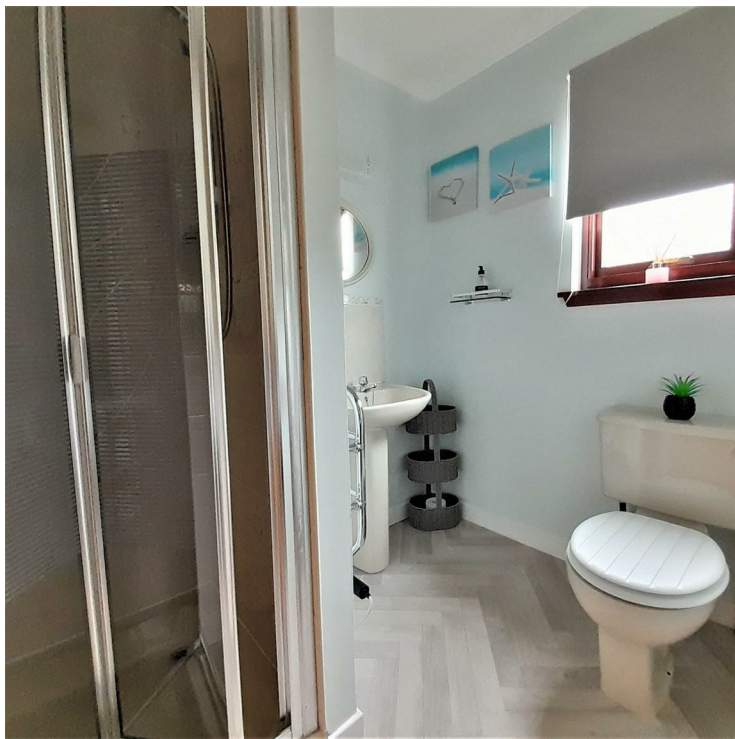
BEDROOM 5

Accessed from the rear hallway this double bedroom has fitted wardrobe, window to rear and door to en-suite shower room.



BEDROOM 5 EN-SUITE

Includes wc, wash hand basin and shower cubicle with electric shower. Opaug window to rear.



BEDROOM 6

Accessed from the hallway this large double bedroom has full length fitted wardrobes and window to rear.



FAMILY BATHROOM

Access from the hallway this luxurious bathroom includes wc, wash hand basin, whirlpool bath and separate shower enclosure with electric shower. Two opaque windows to rear.



EXTERNAL STORE

Attached external store located to rear of the property.

ANNEX LOUNGE

The basement annex is currently used as an additional living space for guests to relax or dine, but could easily be altered for use as a holiday let or long term let. Access via staircase from upper floor. Patios doors to rear garden. Open plan from lounge to dining area.



ANNEX DINING AREA

Open plan from annex lounge. Window to side and door to annex utility room.



ANNEX UTILITY ROOM

This utility/laundry room has door to wc and door to rear garden



ANNEX WC

Includes wc and wash hand basin.

FRONT GARDEN

To the front there is a large gravelled driveway with shrub borders.

REAR GARDEN

To the rear and side of the property are extensive private garden grounds including various gravel area, lawns, mature trees, flowerbeds and garden shed.



REAR ELEVATION



FRONT ELEVATION



VIEW



LOCATION

This home is located in an elevated position above Fort William, with views over Loch Linnhe to the Conaglen Hills. 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.

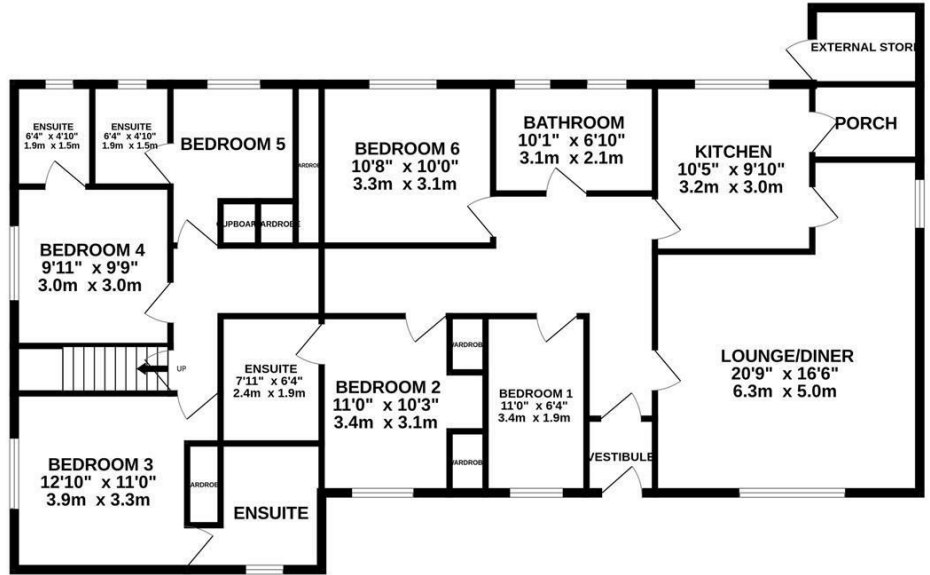
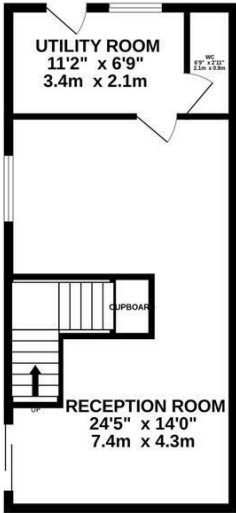
Council Tax - Band E

DISCLAIMER

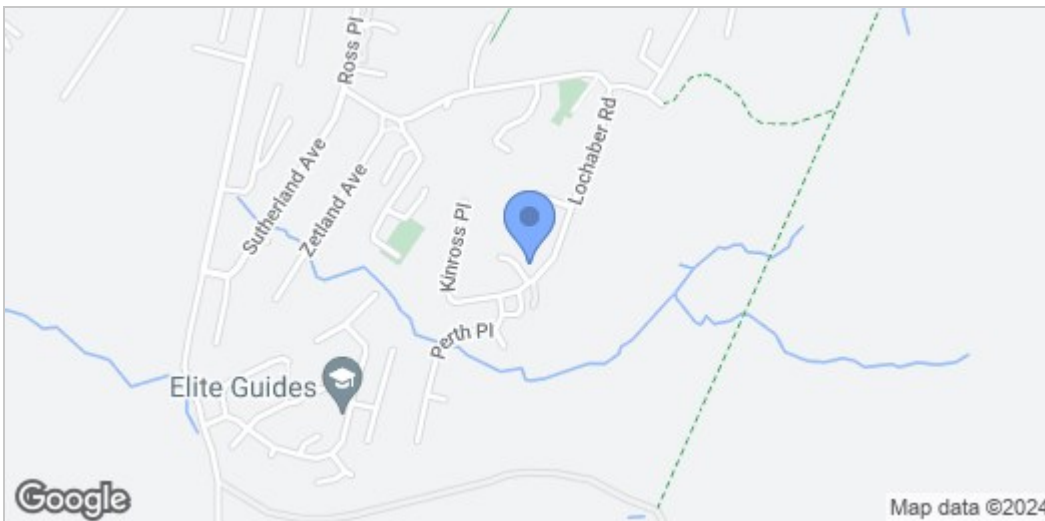
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BASEMENT

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(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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