



PETER MURPHY & Co  
ESTATE AGENTS



## 14 North Laggan, Spean Bridge, PH34 4EB Offers Over £175,000

This lovely 3 bedroom semi detached property, located close to the banks of the picturesque Loch Oich offers spacious accommodation in a quiet cul-de-sac and will suit all sorts of buyers. Accommodation comprises; sliding doors open to entrance porch. This leads through to the study/library and opens to the bright and welcoming lounge/dining area. The lounge has a multi fuel burner as it's focal point and benefits from French doors leading to the rear garden. Door from lounge to the well appointed kitchen and utility room. Door from lounge to the inner hall and downstairs bedroom. Staircase rises to the upper floor which includes two further double bedrooms and family bathroom. Externally there are large lawns gardens to front and rear. The property also benefits from LPG gas fired central heating and double glazing.

## ENTRANCE PORCH

The entrance porch leads through to the study/library and lounge.

## LOUNGE

Accessed from the study and kitchen, the warm and welcoming lounge has a multi fuel burner as it's focal point and benefits from French doors leading to the rear garden.



## KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops and AGA range cooker. door opens to utility room.



## BEDROOM 1

Accessed from the upper landing this double bedroom has window to rear.



## UTILITY ROOM

The utility room is plumbed for washing machine and has window to side.

## DINING AREA

Lounge is open plan to spacious dining area.



## BEDROOM 2

Accessed from the upper landing this double bedroom has two fitted double wardrobes and window to rear.



## BEDROOM 3

Accessed from the inner hall on the ground floor this double bedroom has window to rear.

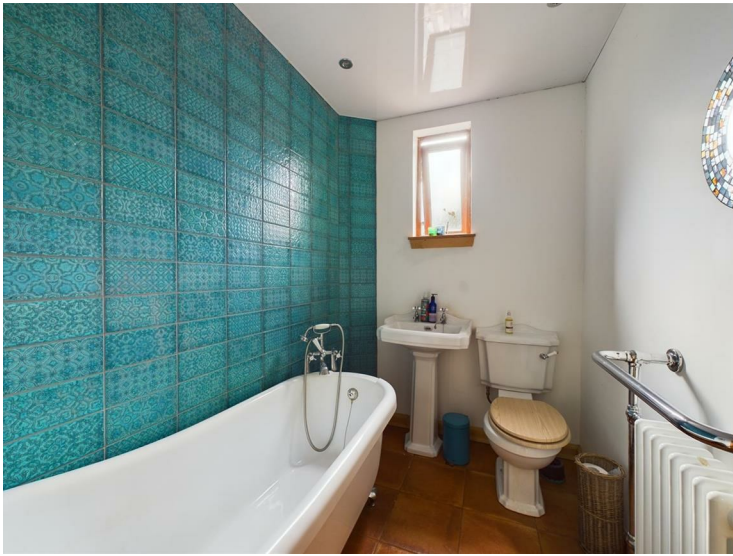
## STUDY

Part of the front facing extension this space is currently used as a study/library. Window to front.



## BATHROOM

Accessed from the upper landing the family bathroom has a wc, wash hand basin and bath with mains shower hose.

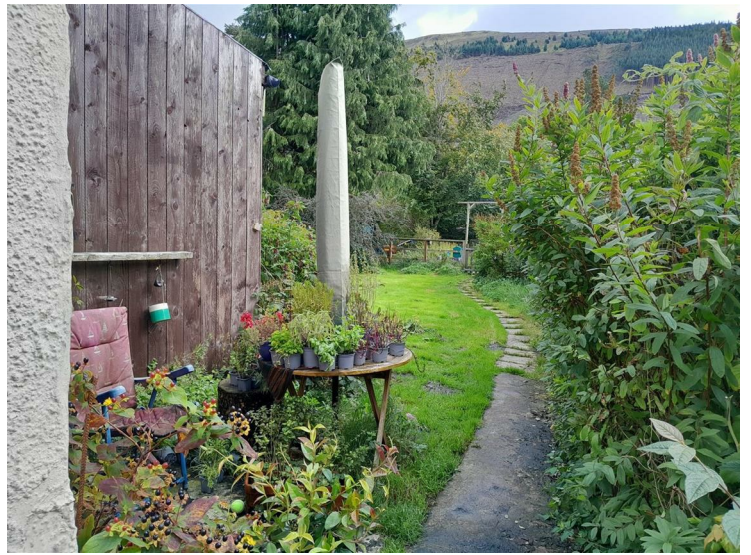


## FRONT ELEVATION



## FRONT GARDEN

The large front garden is laid to lawn.



## REAR ELEVATION



## REAR GARDEN

The large rear garden is also laid to lawn and has a paved patio area. Includes two garden sheds..



## **LOCATION**

This property is situated in a small cluster of houses in a cul-de-sac. It is readily accessible to the main A82 Inverness to Fort William road and just a short distance from the Caledonian Canal and the banks of Loch Oich.

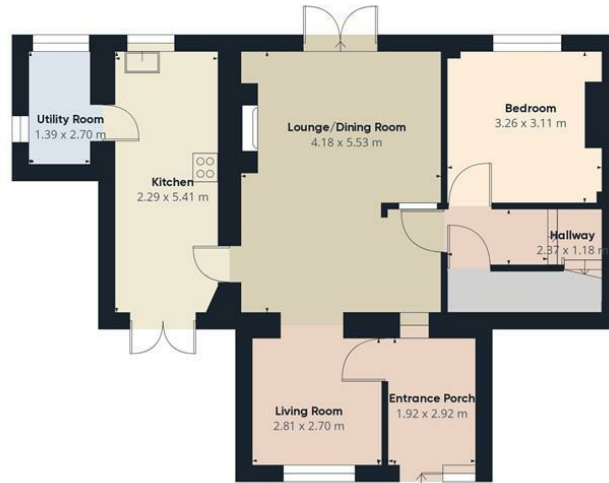
## **MISCELLANEOUS INFORMATION**

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.



Ground Floor



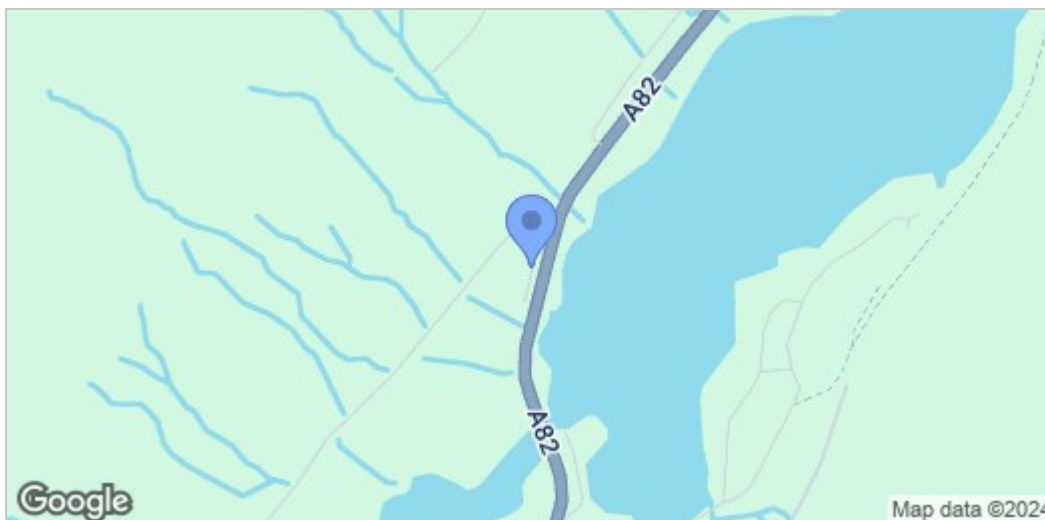
Floor 1

Approximate total area<sup>®</sup>  
106.96 m<sup>2</sup>

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			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.