



PETER MURPHY & Co
ESTATE AGENTS

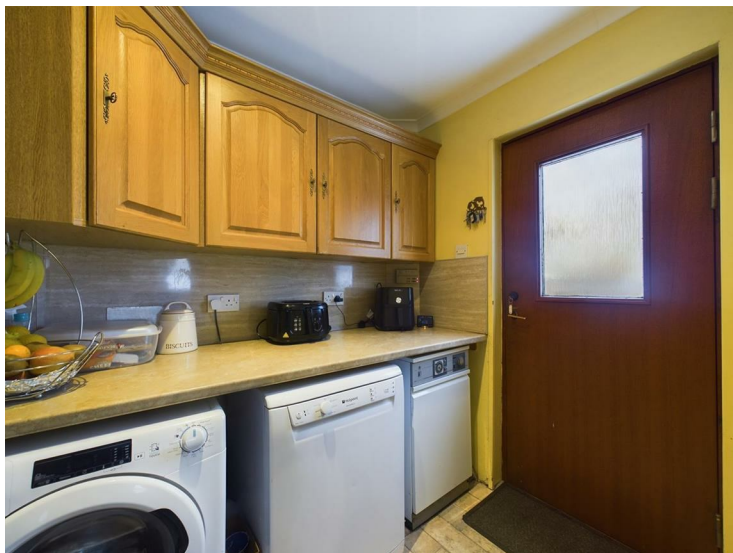


Eishkin 71 Camaghael, Fort William, PH33 7NF Offers Over £420,000

This immaculate and substantial 5/6 bedroom family home offers buyers the opportunity to purchase a stunning home in a highly desirable location. With panoramic views of Ben Nevis and the River Lochy it offers flexibility of use as a spacious family home with the option to let the garage apartment and/or lettings some or all of the spacious bedrooms. Accommodation comprises; External door opens to vestibule and through to the spacious entrance hallway. This provides access to the lounge, kitchen, utility room, shower room 2 double bedrooms and additional bedroom/2nd lounge. The bright and airy lounge/dining room has French doors opening to the covered veranda and rear garden. It also has a multi fuel burner as it's focal point. The attractive pine staircase rises to the upper floor which includes the family bathroom, laundry room and 3 further bedrooms, the main bedroom benefitting from an en-suite shower room and balcony to the rear overlooking the rear garden and River Lochy. The double garage offers parking, storage and workshop space on its ground floor. It has been converted on the upper floor to provide a successful holiday letting apartment with lounge, kitchen, double bedroom and shower room. There is a large driveway offering ample off street parking and leading to the garage. The front garden is laid to lawn. The rear garden is a mix of lawn and a large paved patio.

ENTRANCE HALLWAY

External door opens to vestibule and through to the spacious entrance hallway. This provides access to the lounge, kitchen, shower room, 2 double bedrooms and 6th bedroom/2nd lounge. Large storage cupboard.



SHOWER ROOM

Accessed from the hallway the shower room includes wc, wash hand basin and shower enclosure with electric shower



LOUNGE

The bright and airy lounge/dining room has French doors opening to the covered veranda and rear garden. It also has a multi fuel burner as it's focal point.



KITCHEN

Accessed from the hallway the well appointed kitchen has a good selection of wall and base units with contrasting worktops and breakfast bar. Windows to side and rear. Door to utility room.

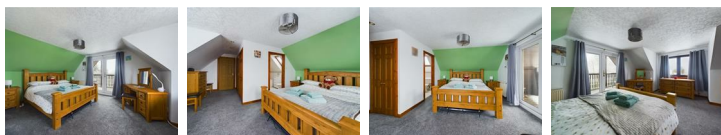


UTILITY ROOM

The utility room is plumbed for washing machine and dishwasher. Some wall units and door to rear garden.

BEDROOM 1

Accessed from the upper landing this lavish double bedroom has incredible views of Ben Nevis and Nevis Range. Two sets of double fitted wardrobes. Door to the en-suite bathroom and glazed patio doors opening to the private balcony.



BALCONY

The private balcony offers a quiet place to relax and enjoy the incredible views of the River Lochy and hills beyond.



BEDROOM 1 EN-SUITE

En-suite bathroom includes wc, wash hand basin and bath with electric shower over.



BEDROOM 2

Accessed from the upper landing this spacious double bedroom has fitted storage and window to side.



BEDROOM 3

Accessed from the upper landing this spacious double bedroom has fitted storage and window to side.



BEDROOM 4

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



BEDROOM 5

Accessed from the hallway this double bedroom has fitted storage and window to side.



BEDROOM 6/2ND LOUNGE

Accessed from the hallway this room is currently used as a second lounge but can be easily used as a 6th bedroom if required. Window to front.



FAMILY BATHROOM

Accessed from the upper landing the family bathroom includes wc, wash hand basin



LAUNDRY ROOM

Accessed from the upper landing this useful storage room has a cupboard and access to combs.



GARAGE

The garage has an up and over door with space for two vehicles. Door to rear providing access to the apartment.

GARAGE APARTMENT LOUNGE

Staircase from the garage leads to the spacious apartment lounge with 2 Velux window to side with views of Ben Nevis.



GARAGE APARTMENT KITCHEN

The kitchen is open plan from the lounge. It has a selection of base units, worktops, sink and drainer and built in oven and hob.



GARAGE APARTMENT BEDROOM

Accessed from the lounge the family bedroom has window to front.



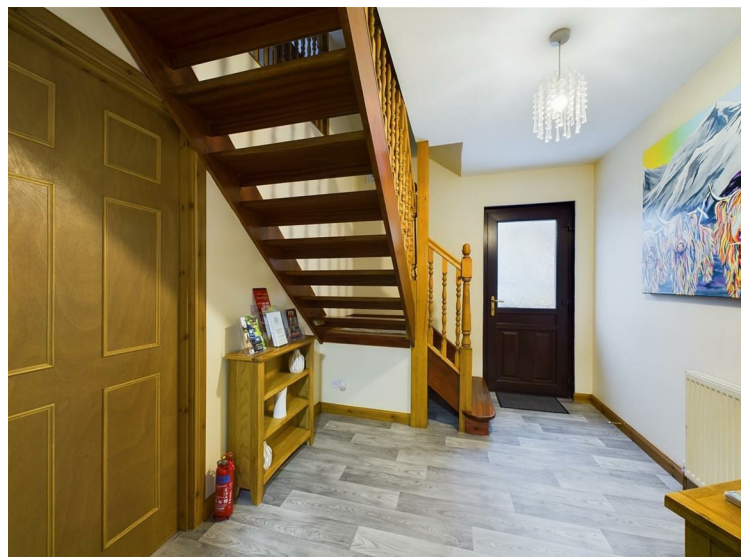
GARAGE APARTMENT BATHROOM

Located to the rear of the garage the bathroom includes wc, wash hand basin and bath with mains shower over.



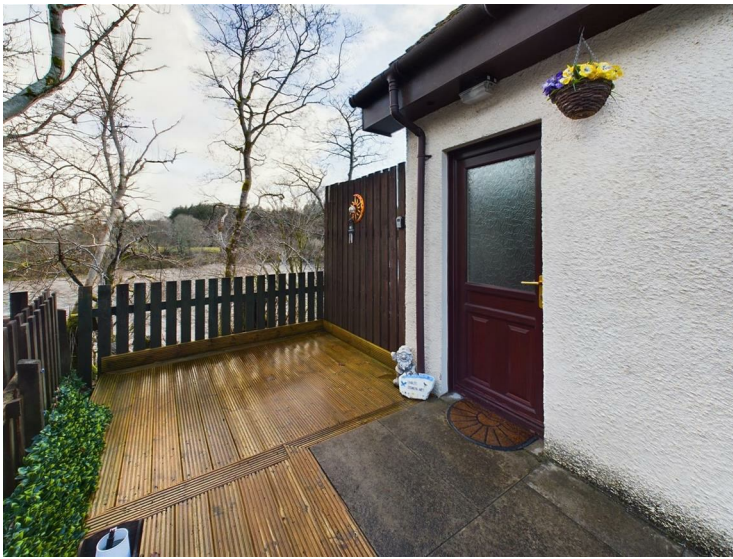
GARAGE APARTMENT HALLWAY

Door from garage leads to the hallway and provides access to the bathroom and staircase to the apartment. External door to side.



GARAGE APARTMENT PATIO

Outside space for guests to relax and enjoy the scenery.



FRONT GARDEN

The front garden is laid to lawn.



REAR GARDEN

The rear garden is a mix of lawn and paved patio. Two external sheds.



HOT TUB



REAR ELEVATION



VIEWS



LOCATION

Camaghael is located 3 miles from Fort William Town Centre, the main district town of Lochaber. 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 F

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.



Ground Floor



Floor 1

Approximate total area[®]
214.06 m²

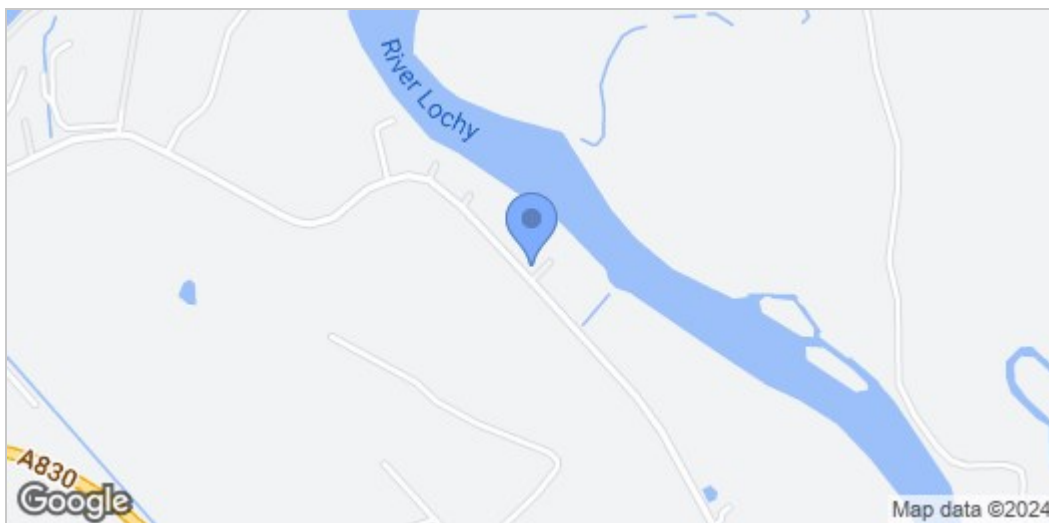
Reduced headroom
11.2 m²

Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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 | | |
| (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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