



PETER MURPHY & Co
ESTATE AGENTS



10 Wades Road, Fort William, PH33 6NE

Fixed Price £220,000

KEY FEATURES

- * NEW FIXED PRICE - £10,000 BELOW VALUATION
- * 4 Double Bedrooms(1 en-suite)
- * Spacious lounge & dining area
- * Kitchen
- * Shower room
- * Driveway offering off street parking
- * Oil fired central heating
- * Gardens to front & rear
- * Timber garage and sheds

DESCRIPTION

This four bedroom extended semi detached villa offers spacious family accommodation in the highly desirable village of Inverloch. With views of Ben Nevis, this home will attract those seeking a spacious family home in a popular area. Accommodation comprises; entrance door which opens to the hallway, which in turn provides access to a kitchen, lounge, dining room, bedroom with en-suite shower room and staircase to upper floor. The bright, rear facing lounge is open plan to the dining room with patio doors to the garden. The kitchen, although it would benefit from upgrading has a good selection of wall and base units with contrasting worktops. Staircase rises to first floor which includes the shower room and three further bedrooms. Externally the front garden is laid with stone chippings. The large rear garden is laid to lawn with timber garage and two sheds. This property also benefits from double glazing and oil fired central heating.

ENTRANCE HALLWAY

External door opens to hallway. Provides access to lounge, kitchen, bedroom with en-suite shower room and staircase to the upper floor. Large storage cupboard.



LOUNGE

Accessed from the hallway this welcoming lounge is open plan to the dining room.



KITCHEN

The kitchen has a selection of wall and base units with contrasting worktops. Window to front.



DINING ROOM

Open plan from the lounge the dining room extension offers ample space for formal dining and has door to bedroom 1.



BEDROOM 1

This double bedroom is part of the rear extension. Window to rear and door to en-suite shower room.



BEDROOM 1 EN-SUITE

The en-suite shower room includes wc, wash hand basin and shower enclosure with electric shower



BEDROOM 2

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



BEDROOM 3

Accessed from the upper landing this double bedroom has a fitted wardrobe and cupboard with window to rear.



BEDROOM 4

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



SHOWER ROOM

Accessed from the upper landing the shower room includes wc, wash hadn basin and shower cubicle with electric shower.



FRONT GARDEN

The low maintenance front garden is laid with stone chippings. Driveway providing off street parking leading to the timber garage.



REAR GARDEN

The rear garden is laid to lawn and includes 2 timber sheds.



LOCATION

This home is situated in highly desirable village of Inverlochy, The property is within easy walking distance of local amenities and is on a bus route into the town centre, approx 1.5 miles distant. Fort William, is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the world famous Caledonian Canal as well as walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. Fort William is known all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema and railway station with links to Mallaig, Glasgow, and Edinburgh as well as the overnight sleeper to London.

MISCELLANEOUS FACTS

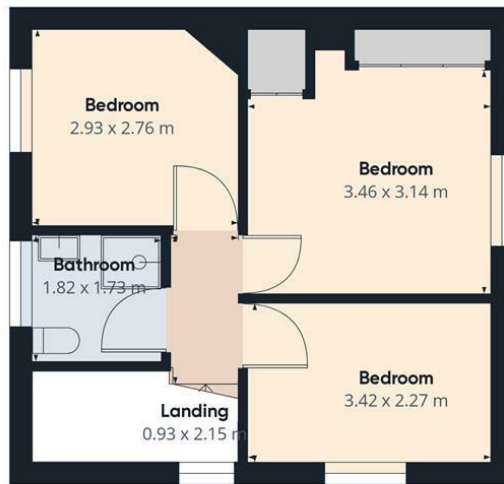
Tenure - Freehold
Council Tax - Band D

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[®]
89.93 m²

Reduced headroom
0.28 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			77
(55-68) D	55		
(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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