



PETER MURPHY & Co  
ESTATE AGENTS

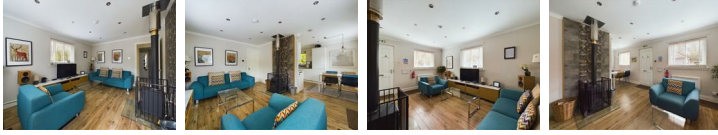


## Caley Cottage Torcastle, Fort William, PH33 7PB Offers Over £180,000

This gorgeous 2 bedroom cottage is set in a small tranquil hamlet of 2 other similar cottages close to the world famous Caledonian Canal. It has been refurbished to an excellent standard and has been run as a successful holiday let for several years. It is unique in that access to it is through a tunnel under the canal, something many guests have said has made their visit very special. Accommodation comprises; entrance door which leads to the open plan lounge/kitchen and dining space. The welcoming lounge has a wood burner as it's focal point and modern kitchen with ample dining space. Door from lounge leads through to the inner hall and provides access to the 2 double bedrooms and bathroom. Externally there is a large gravelled driveway offering plenty parking space and a paved patio area providing a peaceful place to relax and enjoy the stunning views and scenery. Storage shed included.

## LOUNGE

The bright and welcoming lounge has a wood burner as it's focal point, with windows to front and side. Open plan to kitchen/dining room.



## KITCHEN/DINING ROOM

The modern and well appointed kitchen has a good selection of wall and base units and contrasting worktops. Window to front and side. Ample space for formal dining.



## BEDROOM 1

Accessed from the inner hall this twin bedroom has window to side.



## BEDROOM 2

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



## BATHROOM

Accessed from the inner hall the bathroom includes wc, wash hand basin, heated towel rail and bath with electric shower over. Opaque window to side.

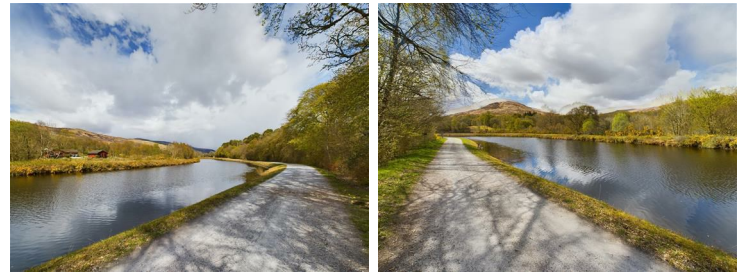


## EXTERNAL

Externally there is a large gravelled driveway offering plenty parking space and a paved patio area providing a peaceful place to relax and enjoy the stunning views and scenery. Storage shed included.



## CALEDONIAN CANAL



## CANAL TUNNELS



## LOCATION

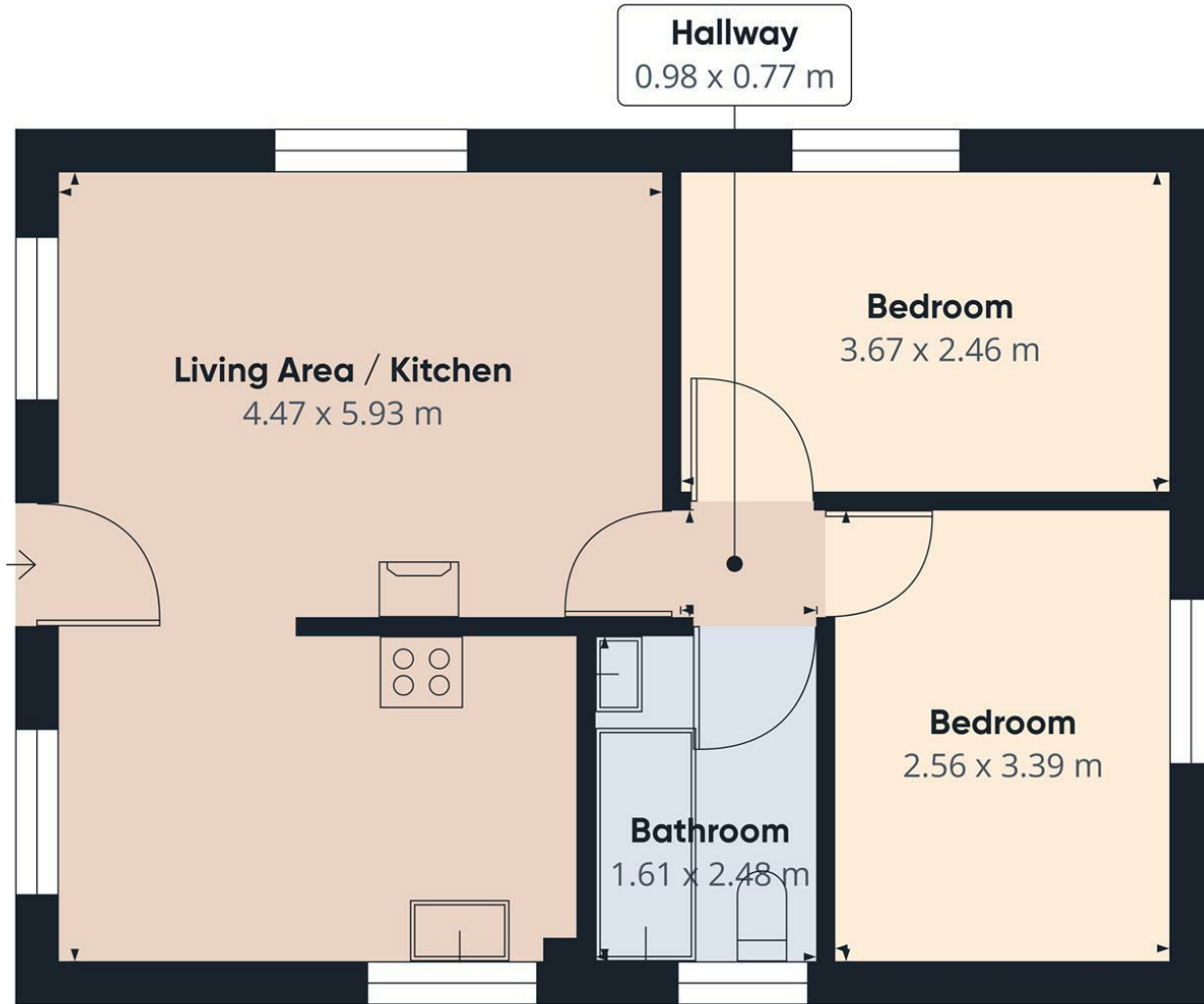
Caley Cottage has been lovingly refurbished and lies on a scenic estate next to the Caledonian Canal. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions. Neptunes Staircase, Ben Nevis, The Nevis Range Mountain Sports Centre are all a within a 10 minute drive from the cottage and there is a pub and train station within 30 minutes walking distance (pedestrian route along the side of the Caledonian Canal). The estate has lots of great walks close by, with excellent views of Ben Nevis. Caley Cottage is located approximately 5 miles from Fort William which offers a wide range of amenities. There is a local primary school and secondary school nearby. There is also 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

Access - Please note that access to the cottage involves driving through a low tunnel - NO VEHICLES TALLER THAN A STANDARD VAN (Ford Transit, VW Transporter etc). As access is along private road, snow tyres are essential in the colder months.



Approximate total area<sup>1)</sup>  
47.47 m<sup>2</sup>

(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			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.