



PETER MURPHY & Co
ESTATE AGENTS



24 Tomnafaidhir, Claggan, Fort William, PH33 6PU Offers Over £175,000

Located in an elevated position in the highly popular village of Claggan this immaculate home offers comfortable accommodation and would suit first time buyers or those seeking a spacious family home. Accommodation comprises entrance hallway with under-stair storage, door to the large lounge/dining room with window to rear. The modern and stylish kitchen has a good selection of wall and base units with contrasting worktops and window to front and door to rear. Staircase rises to the upper floor which comprises 2 good sized double bedrooms and family bathroom. Externally the front garden is laid with stone chippings, with garden shed and has stunning views. The rear garden has off street parking for 2 vehicles, with steps leading down to gravel garden with an area of paving. The property also benefits from double glazing and oil fired central heating.

ENTRANCE HALLWAY

Provides access to lounge, kitchen and staircase to upper floor. Understair storage and storage cupboard.

LOUNGE/DINING ROOM

Accessed from the hallway. Large picture window to rear. Attractive fireplace with electric fire.



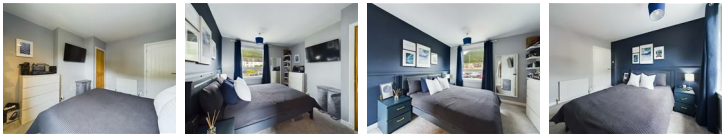
KITCHEN

Modern and stylish kitchen with ample wall and base units and contrasting worktops. Leads to rear porch with storage cupboard and rear door.



BEDROOM 1

Large double bedroom with storage and window to rear.



BEDROOM 2

Large double bedroom with storage and window to rear.



BATHROOM

Attractive bathroom comprising wc, wash hand basin and bath with mains shower over and wetwall surround.

FRONT VIEW



FRONT ELEVATION



FRONT GARDEN

The front garden is laid with stone chippings and an area of decking. Stunning views over Fort William.



REAR VIEW



REAR ELEVATION



REAR GARDEN

The rear garden has off street parking for 2 vehicles, with steps leading down to the gravel garden with an area of paving.



LOCATION

The popular village of Claggan is situated approximately 1 mile from the centre of Fort William and is in close proximity to Glen Nevis and Ben Nevis. 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, a library, museum, and cinema.

MISCELLANEOUS FACTS

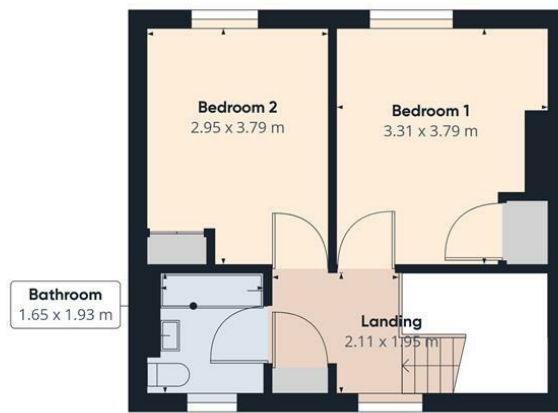
Tenure - Freehold
Council Tax - Band C

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 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



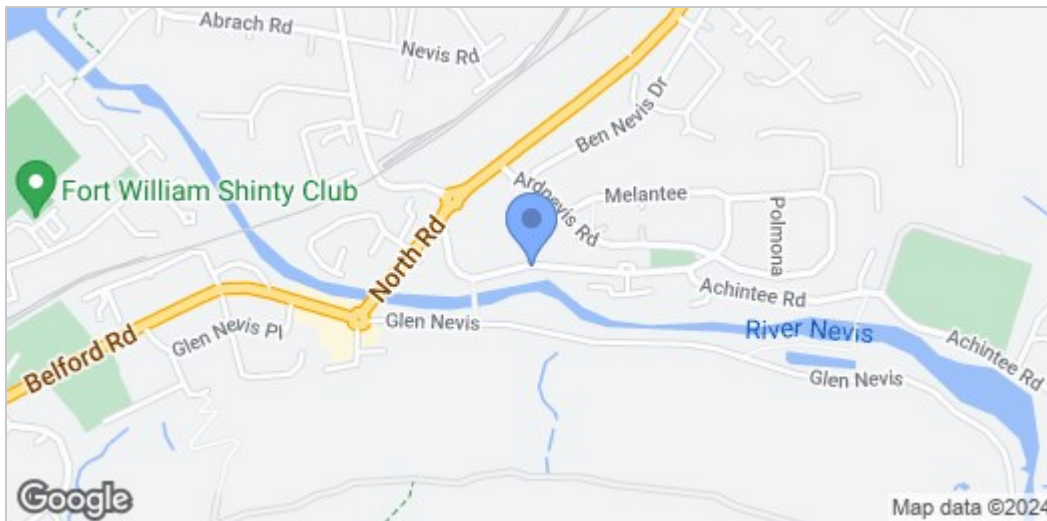
Floor 1

Approximate total area¹⁾
67.13 m²

(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		
(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	

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.