



PETER MURPHY & Co
ESTATE AGENTS



Flat 3, 36, Caledonian Court High Street, Fort William, PH33 6AT

This immaculate and spacious two bedroom top floor flat offers an excellent opportunity for first time buyers or those seeking a property with fantastic long and short term letting potential in the Fort William's town centre. Accommodation comprises; rear access external door to building with stairs rising up to the top floor and external door to flat. The bright and welcoming hallway provides access to all rooms. Large walk in storage cupboard and utility room. There are two good size double bedrooms, both with fitted wardrobes. The luxury bathroom comprises wc, wash hand basin and whirlpool bath with mains shower over. The bathroom benefits from underfloor heating and has a built in TV and surround sound. The stylish and modern kitchen has a good selection of wall and base units with contrasting worktops. The bright and airy lounge has windows to front and side with partial views of Loch Linnhe. Ample formal dining space. Modern electric centrally controlled heating and double glazing.

ENTRANCE HALLWAY

The bright and welcoming hallway provides access to all rooms. Large walk in storage cupboard and utility room.

LOUNGE/DINING ROOM

The bright and airy lounge has windows to front and side with partial views of Loch Linnhe. Ample formal dining space.



KITCHEN

The stylish and modern kitchen has a good selection of wall and base units with contrasting worktops. Integral electric hob and wall mounted oven. Window to front.



BEDROOM 1

This large double bedroom and fitted wardrobes and window to side.



BEDROOM 2

This large double bedroom and fitted wardrobes and window to side.



BATHROOM

The luxury bathroom comprises wc, wash hand basin and whirlpool bath with mains shower over.



LOCATION

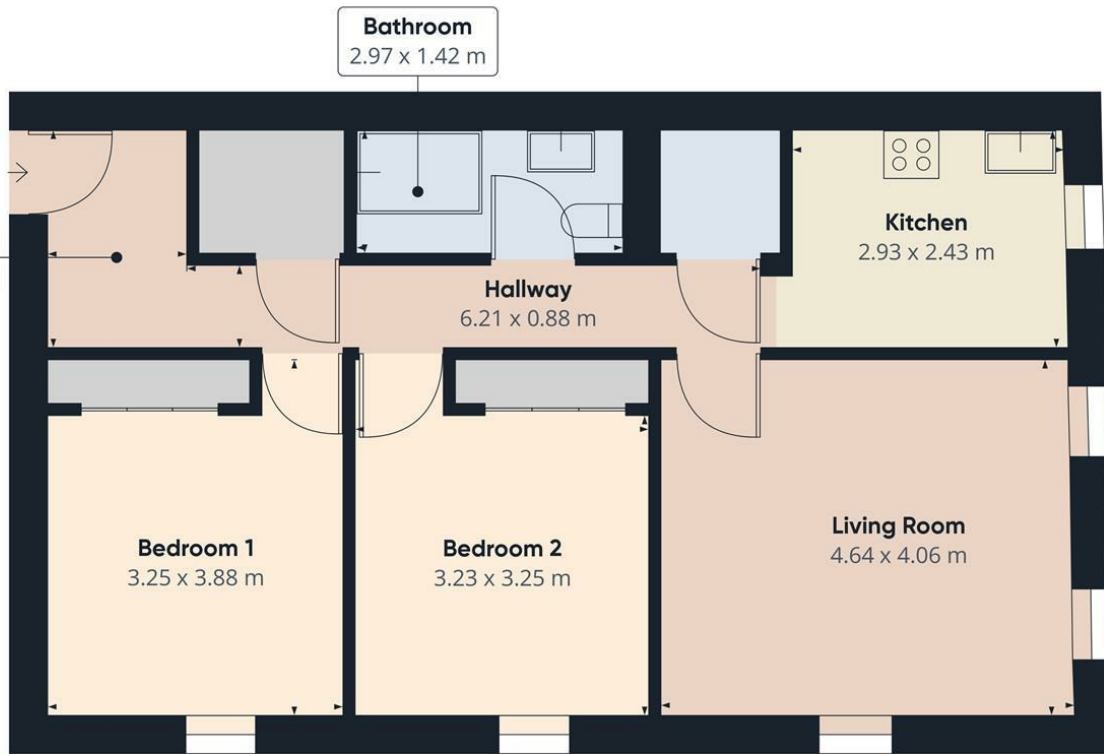
The flat is conveniently located on Fort William's high street. The town offers a range of shops, supermarkets, medical and dental facilities, secondary school, college, along with a host of leisure and sports facilities. Fort William is situated within Lochaber, an area celebrated as the 'Outdoor Capital of the UK', offering residents many opportunities to experience and enjoy a wide range of outdoor sports, including the Nevis Range outdoor pursuits centre, the home of world downhill mountain biking, also with mountain gondola and winter ski slopes.

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.

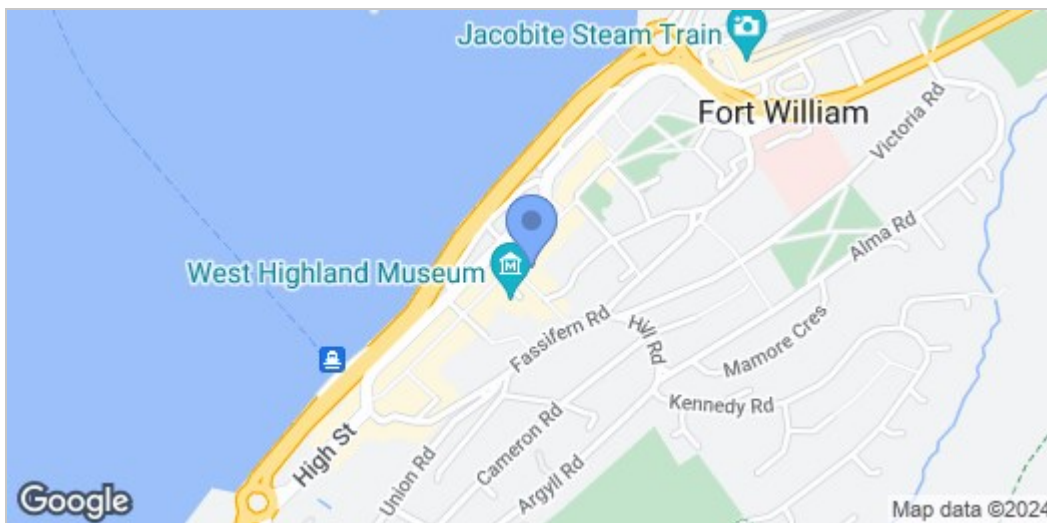


Approximate total area⁽¹⁾
70.09 m²

(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		60	
(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.