



PETER MURPHY & Co
ESTATE AGENTS



3 Benview Apartments, Claggan, Fort William, PH33 6QL

NEW REDUCED PRICE- £10,000 BELOW HOME REPORT VALUE

Located in the popular village of Claggan, this immaculate 2 bedroom apartment offers spacious accommodation with outstanding view of Glen Nevis. Benefiting from double glazing and electric heating this home would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Shared entrance porch with external door opening to the spacious and stylish open plan lounge/kitchen. The lounge has a large picture window to front offering incredible views of Glen Nevis towards Ben Nevis. The modern and well appointed kitchen has a good selection of gloss white wall and base units with contrasting worktops. Door from lounge to inner hallway which leads to the shower room and 2 good sized double bedrooms. Only by viewing this lovely apartment can you fully appreciate what it has to offer.

LOUNGE

The bright and welcoming lounge is open plan to the kitchen. Built in storage cupboards. Door to inner hallway.



KITCHEN

The high quality kitchen has a great selection of gloss white wall and base units with contrasting oak worktops, integral electric hob and wall mounted oven.

BEDROOM 1

Accessed from the inner hallway this double bedroom has fitted wardrobes and window to rear.



BEDROOM 2

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



SHOWER ROOM

The modern shower room includes wc, wash hand basin and shower enclosure with electric shower.



VEWS



LOCATION

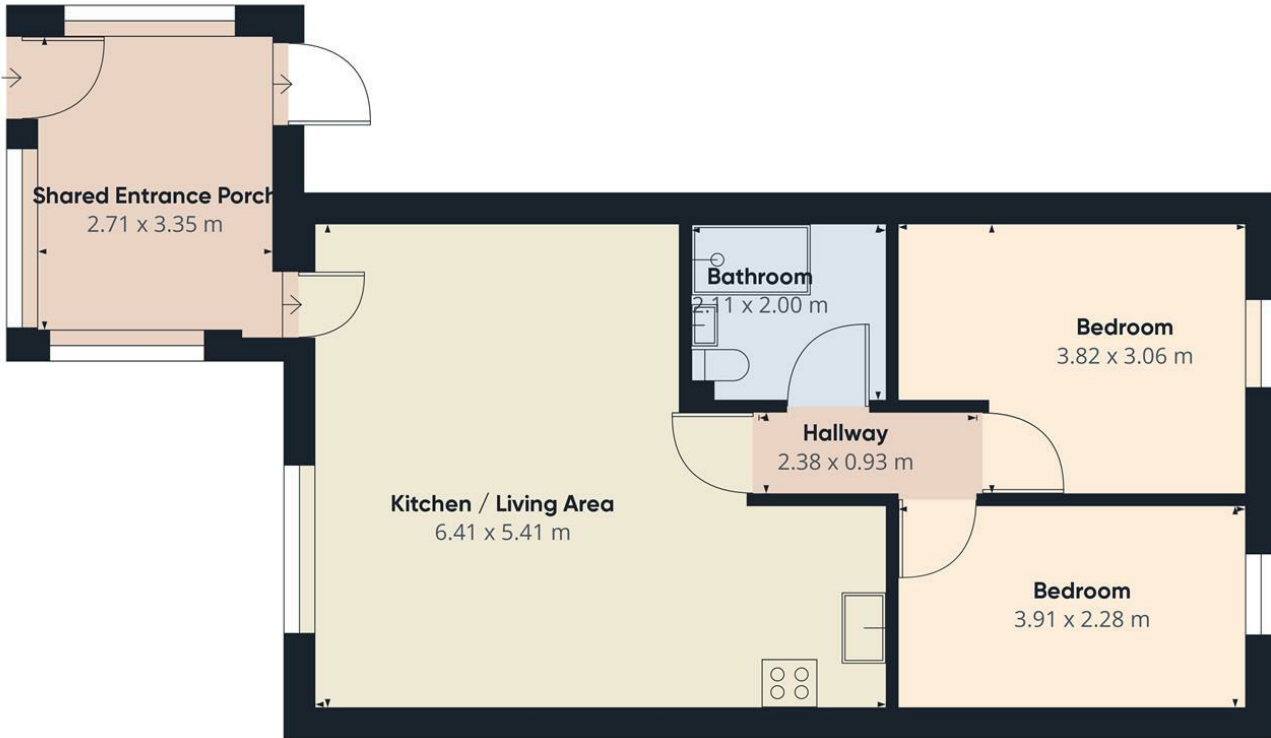
The popular village of Claggan is situated approximately 1 mile from the centre of Fort William and is in close proximity to Glen Nevis and Ben Nevis. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor 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 B

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 of 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.

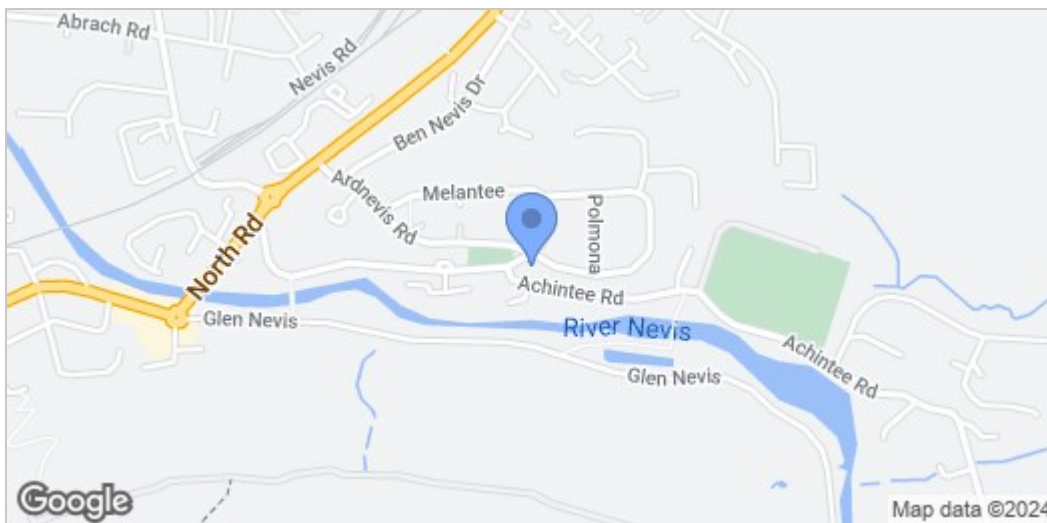


Approximate total area¹⁾
64.88 m²

(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			70
(55-68) D		46	
(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.