



PETER MURPHY & Co
ESTATE AGENTS



Maybank , Fort William, PH33 7PD

Offers Over £450,000

This fabulous four bedroom detached bungalow with stunning mountain views offers fantastic and spacious accommodation in the idyllic location of Muirshearlich on the banks of the world famous Caledonian Canal. Currently run as a successful holiday let, this property could continue to benefit from this or be used as a comfortable family home. The accommodation comprises; External door opening to the hallway and providing access to the lounge, dining room, sun room, kitchen, utility room, shower room and 4 double bedrooms(1 en-suite). The bright and welcoming lounge has an open fire as it's focal point. There is a large set of patio doors overlooking the rear garden and ensuring plenty natural light reached this comfortable living space. From the hallway a door opens to the dining room which has French doors leading through to the spacious sun room. This lovely room provides the perfect space to relax and enjoy the views over the Caledonian Canal toward The Grey Corries, Nevis Range and Ben Nevis. The modern and stylish kitchen has an excellent selection of wall and base units with integral electric oven, gas hob and fridge freezer. Door from kitchen to the utility room and external door to front. The four good sized double bedrooms all have fitted wardrobes, with the principal bedroom benefiting from an en-suite shower room. Externally the property is approached by a large gravel driveway offering ample parking and leading to the detached garage. The property is surrounded by almost an acre of colourful lawned gardens and some mature trees.

ENTRANCE HALLWAY

External door to side opens to the vestibule and through to the hallway. The hallway has three storage cupboards and leads to all rooms.

LOUNGE

The bright and welcoming lounge has an open fire as it's focal point. There is a large set of patio doors overlooking the rear garden and ensuring plenty natural light reached this comfortable living space.



DINING ROOM

Accessed from the hallway the dining room provides ample formal dining space and has French doors opening to the sun room.



SUNROOM

This lovely room provides the perfect space to relax and enjoy the views over the Caledonian Canal toward the Grey Corries, Nevis Range and Ben Nevis.



KITCHEN

The modern and stylish kitchen has an excellent selection of wall and base units with integral electric oven, gas hob and fridge freezer. Door to utility room.



UTILITY ROOM

Accessed from the kitchen the utility room is plumbed for washing machine with sink and drainer. Large storage cupboard. Window to side and external door to front.

SHOWER ROOM

The shower room includes wc, wash hand basin in vanity unit and shower enclosure with mains power shower.



BEDROOM 1

Accessed from the hallway this double bedroom has fitted double wardrobe, window to side and door to en-suite shower room.



BEDROOM 1 EN-SUITE

The en-suite includes wc, wash hand basin and shower cubicle with electric shower. Opaque window to rear.



BEDROOM 2

Accessed from the hallway this double bedroom has fitted double wardrobe, window to side.



BEDROOM 3

Accessed from the hallway this double bedroom, currently used as a twin has fitted double wardrobe. Wash hand basin and window to side.



BEDROOM 4

Accessed from the hallway this double bedroom, currently used as a twin has fitted double wardrobe. Wash hand basin and window to side.



DRIVEWAY

The gravel driveway offers parking for several vehicles and leads to the detached garage.



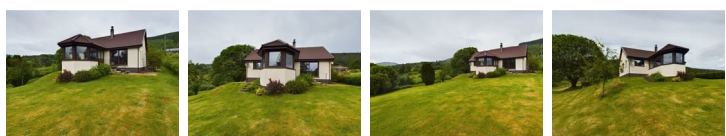
FRONT ELEVATION

REAR GARDEN

The rear garden is laid to lawn with some mature trees. Gate access at rear to the canal towpath, just a few yards away



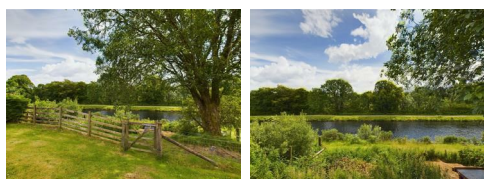
REAR ELEVATION



VIEW FROM CALEDONIAN CANAL



CALEDONIAN CANAL



SIDE GARDEN

The sloped side garden is laid to lawn and continues around to the rear of the property.



LOCATION

Maybank is located in the semi rural hamlet of Muirshearlich, 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 property 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. Maybank is located approximately 6 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 INFORMATION

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 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.

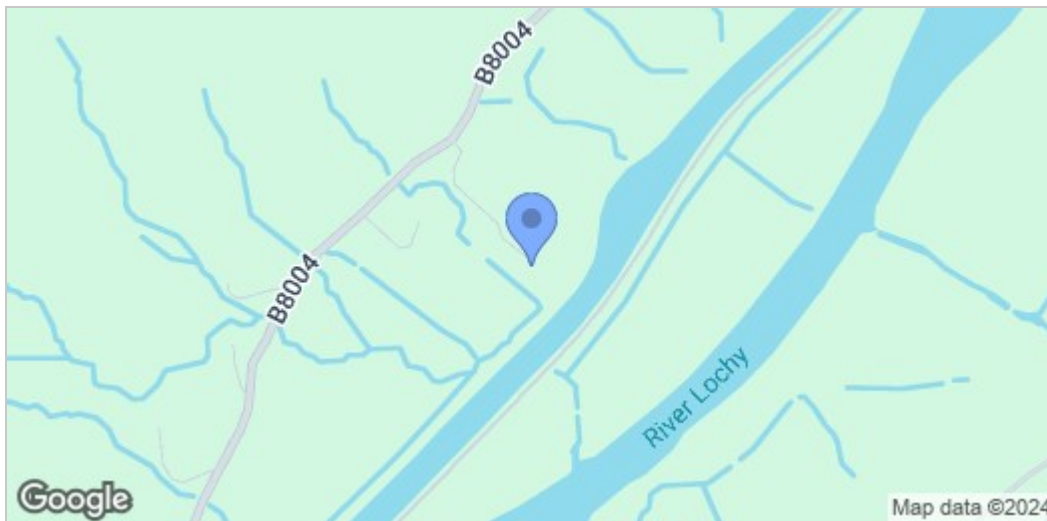


Approximate total area¹⁾
143.01 m²

(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			65
(39-54) E		47	
(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.