



PETER MURPHY & Co  
ESTATE AGENTS



## 7 Ross Place, Fort William, PH33 6JZ

**Offers Over £145,000**

This immaculate top floor apartment offers spacious family accommodation with stunning views over Loch Linnhe towards the Conaglen and Ardgour hills. 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. The owner has completed all the necessary Short Term Letting Licence requirements for the property. Accommodation comprises; Entrance door which opens to the hallway and leads to all three bedrooms, bathroom, kitchen, utility room and lounge. Large storage cupboard. The spacious and bright front facing lounge provides a comfortable living space and opens to the modern well appointed kitchen with ample dining space. The three good sized bedrooms and family bathroom complete the internal accommodation. Externally there is a communal drying area to rear with off street parking to front. External store to side.

## ENTRANCE HALLWAY

The hallway leads to all three bedrooms, bathroom, kitchen, utility room and lounge. Large storage cupboard.

## LOUNGE

Bright and welcoming lounge with large picture window to front, offering panoramic views.



## KITCHEN/DINING ROOM

This modern kitchen has a good selection of wall and base units. Integral oven and hob. Two storage cupboards and window to front. Opens to lounge.



## BEDROOM 1

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



## BEDROOM 2

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



## BEDROOM 3

Accessed from the hallway this bedroom has window to rear. Fitted wardrobe.



## BATHROOM

Accessed from the hallway the family bathroom includes wc, wash hand basin and bath with electric shower over.



## UTILITY ROOM

Accessed from the hallway this large utility Room



## EXTERNAL

Externally there is a communal drying area to rear with off street parking to front. External storage unit to side.



## VIEW



## **LOCATION**

This home is located in an elevated position above Fort William. 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, shops, a library, museum, and cinema.

## **MISCELLANEOUS INFORMATION**

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.



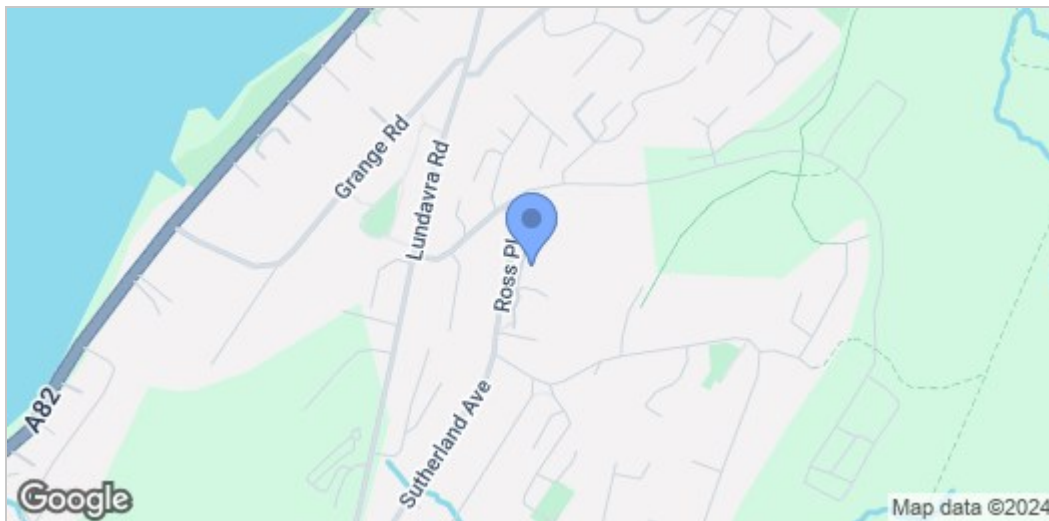
Approximate total area<sup>®</sup>  
81.52 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	78
(39-54) E			
(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.