



PETER MURPHY & Co
ESTATE AGENTS



34 Abrach Road, Inverlochy, PH33 6NA

Fixed Price £185,000

NEW FIXED PRICE - £15,000 BELOW HOME REPORT VALUE

This immaculate two bedroom mid terraced villa offers attractive and spacious family accommodation in the highly desirable village of Inverlochy. Located within generous garden grounds to front and rear this home will attract those seeking a spacious family home in a highly desirable area. Accommodation comprises; entrance door opening to the hallway, which in turn provides access to the lounge and modern kitchen/dining room on the ground floor. The bright and welcoming lounge has a large picture window to front. The staircase rises to the upper floor which includes two further double bedrooms and the shower room. Externally front garden is laid to lawn. A walkway provides access through to the rear garden. The extensive rear garden is also laid to lawn with some shrubs. All flooring, blinds and white goods are included in the sale. This property also benefits from double glazing and oil fired central heating.

ENTRANCE HALLWAY

External door opens to the hallway. Provides access to the lounge, kitchen/dining room and staircase to the upper floor.

LOUNGE

The bright and welcoming lounge has a large picture window to front with mountain views. Door to kitchen.



KITCHEN/DINING ROOM

The modern and stylish kitchen has a good selection of wall and base units with contrasting worktops, integral oven and hob. Large storage cupboard. Window and door to rear garden



BEDROOM 1

This spacious double bedroom has full length fitted wardrobes and window to front.



BEDROOM 2

This double bedroom has a window to front.



SHOWER ROOM

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

FRONT GARDEN

The front garden is laid to lawn with shrub borders and enclosed with hedging.



REAR GARDEN

The substantial rear garden is also laid to lawn with some shrubs.



VIEW



LOCATION

This home is situated in highly desirable village of Inverlochy, The property is within easy walking distance of local amenities and is on a bus route into the town centre, approx 1.5 miles distant. Fort William, is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the world famous Caledonian Canal as well as walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. Fort William is known for all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema and railway station with links to Mallaig, Glasgow, and Edinburgh as well as the overnight sleeper to London.

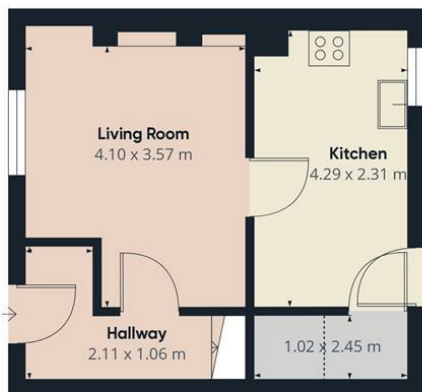
MISCELLANEOUS INFORMATION

Tenure - Freehold

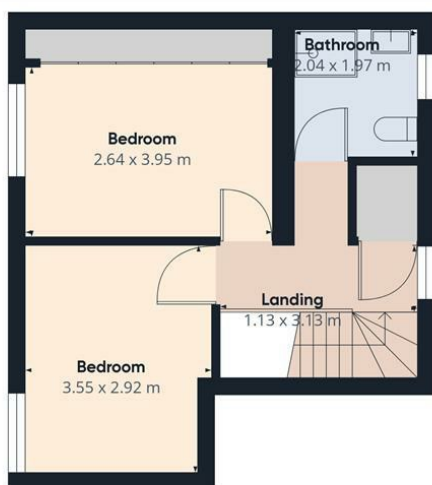
Council Tax - Band C

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 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.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
63.79 m²

Reduced headroom
1.07 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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		80
(55-68) D	58	
(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.