



PETER MURPHY & Co
ESTATE AGENTS



26 Grant Place, Fort William, PH33 6QF Offers Over £175,000

Located in the popular village of Claggan, this immaculate end terraced property offers spacious family accommodation in a great location. Benefiting from double glazing, multi fuel stove and electric heating this home has been modernised to an excellent standard. It would be an ideal first time purchase or for those seeking a spacious family or a property with excellent long and short term letting potential. Accommodation comprises; Entrance porch opening to the hallway and large walk in storage cupboard and door to lounge. The bright and airy lounge has ample space for formal dining. It benefits from a multi fuel burner as its focal point and large window overlooking the front garden and offering views to Glen Nevis. Patio doors open to rear garden. Door from lounge leads to the modern and stylish kitchen with window and door to rear. Staircase rises to upper floor comprising a modern bathroom and three bedrooms. Externally the front garden is laid to stone chippings with some raised beds and shrubs. There is off street parking to the side with space for a garage as required. The large rear garden is also laid with stone chippings, with garden shed and concrete base for a large shed or garage. Please note that furniture is available to purchase by separate negotiation.

ENTRANCE HALLWAY

External door opens to the entrance porch and through to the hallway. This leads to the large walk in storage cupboard and door to lounge.

LOUNGE

The bright and spacious open plan lounge dining room has a multi fuel burner as it's focal point, with a large picture window to front with views of Glen Nevis.



DINING AREA

The attractive dining area has a door to the kitchen and patio doors to rear garden.



KITCHEN

The modern and stylish kitchen has a great selection of wall and base units with solid oak worktops. Door to rear garden.



BEDROOM 1

Accessed from upper landing the main bedroom has a window to front with views of Ben Nevis.



BEDROOM 2

This double bedroom has a window to rear.



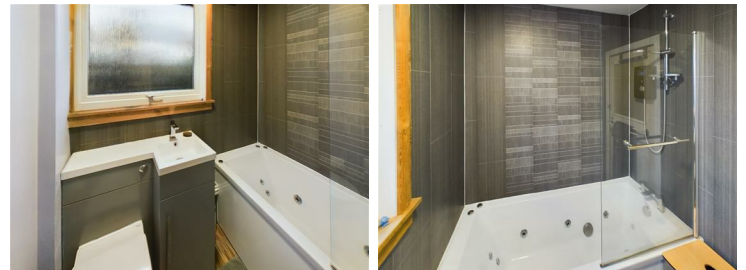
BEDROOM 3

This bedroom has a window to front



BATHROOM

The modern attractive bathroom has wc, wash hand basin and spa bath with shower over.



FRONT ELEVATION



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.

FRONT GARDEN

Externally the front garden is laid to stone chippings with some raised beds and shrubs. There is off street parking to the side with space for a garage as required



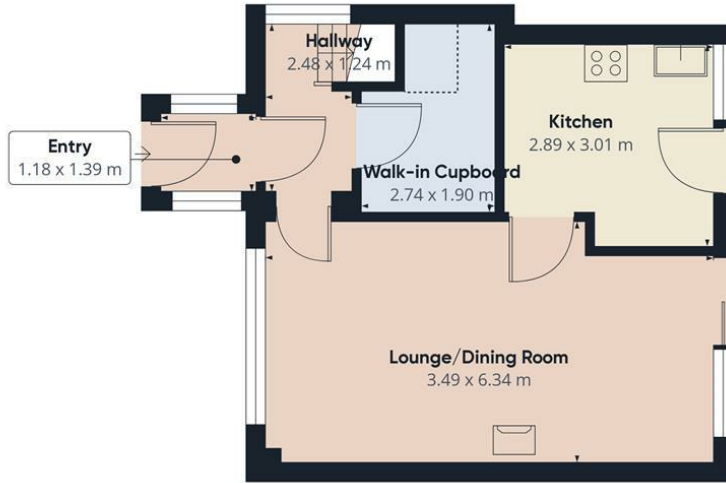
REAR GARDEN

The large rear garden is also laid with stone chippings, with garden shed and concrete base for a large shed or garage.



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.



Ground Floor



Floor 1



Approximate total area[®]
74.3 m²

Reduced headroom
0.66 m²

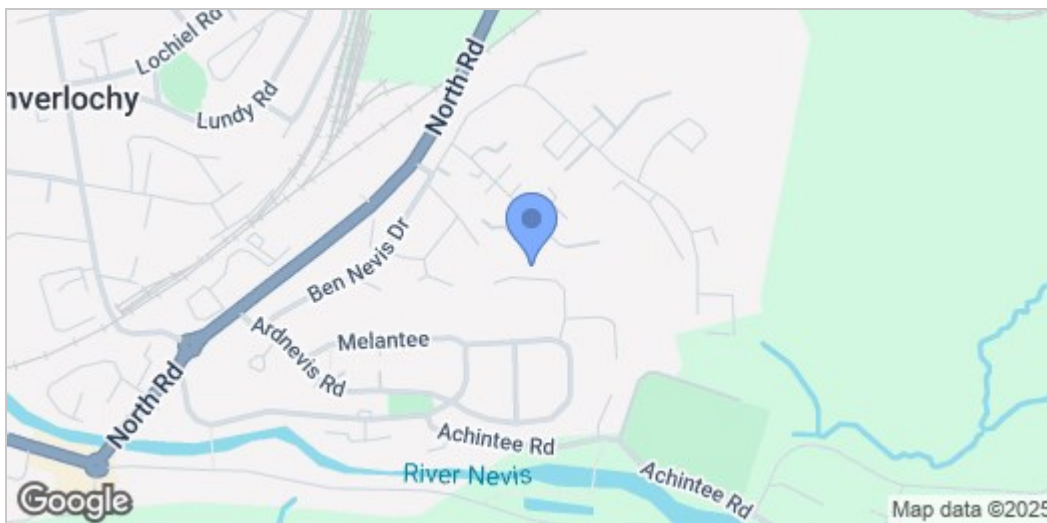
(1) Excluding balconies and terraces

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			
(55-68) D			
(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.