



PETER MURPHY & Co
ESTATE AGENTS



Craigard, Banavie, Fort William, PH33 7LY

Offers Over £340,000

This substantial detached villa offers spacious family accommodation with stunning uninterrupted views of Ben Nevis. Accommodation comprises; sun lounge, inner hallway/second lounge, dining room, kitchen, 3 bedrooms, boxroom and bathroom. Externally there are large garden ground to front and off street parking to side and rear. The property also benefits from oil fired central heating and double glazing.

SUN LOUNGE

External door to side opens to this bright and airy sun lounge, offering a beautiful panoramic views over Fort William to Ben Nevis. Windows to front and sides.



INNER HALLWAY/SECOND LOUNGE

Accessed from the sun lounge this area offers addition lounge space and provides access to the dining room, boxroom, bathroom and staircase to the upper floor.



DINING ROOM

The formal dining room has windows to front and rear and leads to the kitchen.



KITCHEN

This well appointed kitchen has a good selection of wall and base units with contrasting worktops. Window to front and door to rear.



BOXROOM

This boxroom is accessed from the inner hallway

BATHROOM

The family bathroom, located in the ground floor includes wc, wash hand basin, bath with mains shower over. Opaque window to rear.



BEDROOM 1

Accessed from the upper landing this double bedroom has a large storage cupboard. Window to front and Velux window to rear.



BEDROOM 2

Accessed from the upper landing this double bedroom has a Velux window to rear.



BEDROOM 3

Accessed from the upper landing this double bedroom has a Velux window to rear.



FRONT GARDEN

The large front garden to laid to lawn. There is a shed and woodstore to side.



REAR ELEVATION



LOCATION

Craigard is located in an elevated position in the desirable village of Banavie is located approximately 3 miles from Fort William and offers a wide range of amenities. There is a local primary school and the secondary school is within walking distance. The world famous Caledonian Canal is located just 100 yards away. 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.

MISCELLANEOUS INFORMATION

Tenure - Freehold

Council tax - Band E

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⁾

125.38 m²

Balconies and terraces

40.45 m²

Reduced headroom

6.86 m²

(1) Excluding balconies and terraces

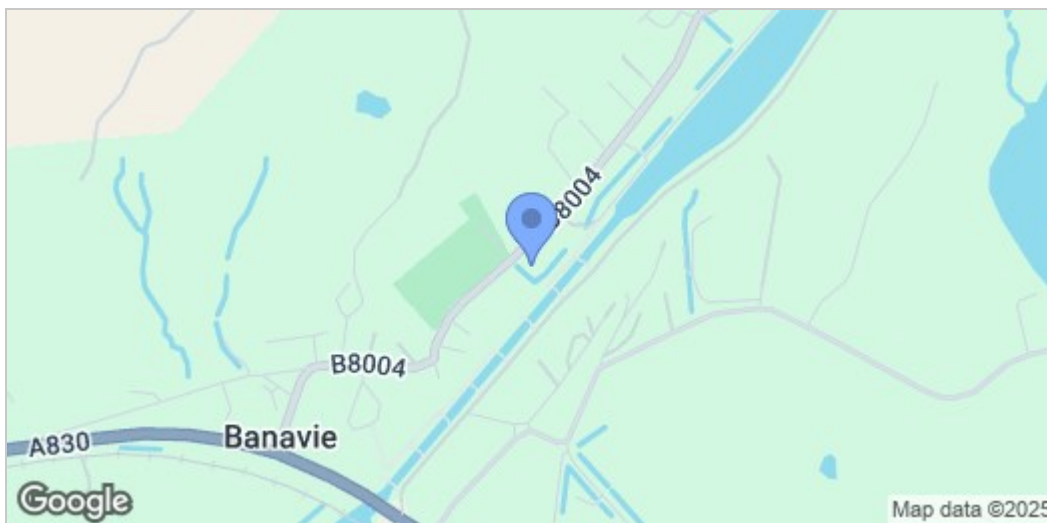
Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	74
(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.