



PETER MURPHY & Co  
ESTATE AGENTS



## 58 Alma Road, Fort William, PH33 6HG

### Offers Over £160,000

Located in an elevated position with stunning views over Fort William and Loch Linnhe this substantial 5 bedroom maisonette offers spacious accommodation in a great location. Accommodation comprises; entrance door to staircase to first floor. On this level are 3 double bedrooms, a spacious lounge, well appointed kitchen and family bathroom. A second staircase rises to converted attic comprising 2 further double bedrooms. Externally there is a private garden to front and stepped, lawned gardens to rear including a garden shed and parking area. The property also benefits from oil fired central heating and double glazing.



## LOUNGE

Accessed from the first floor landing this bright and airy lounge has an open fire as it's focal point and large picture window to front. Door to kitchen.



## KITCHEN

The modern, well appointed kitchen has a good selection of wall and base units with contrasting worktops. Leisure electric range with extractor chimney over. Integral Neff dishwasher. Plumbing for washing machine. Window to rear with views over Loch Linnhe.



## BEDROOM 1

Accessed from the first floor landing this double bedroom has 2 storage cupboards and window to front.



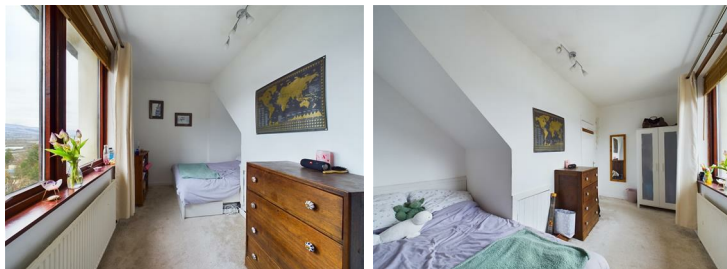
## BEDROOM 2

Accessed from the first floor landing this double bedroom has a window to front.



## BEDROOM 3

Accessed from the first floor landing this double bedroom has a window to rear with stunning views.



## BEDROOM 4

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



## BEDROOM 5

Accessed from the upper landing this double bedroom has a storage cupboards and Velux windows to front & rear..



## BATHROOM

Accessed from the first floor landing this large family bathroom includes wc, wash hand basin, bath and shower cubicle with electric shower. Opaque window to rear.



## FRONT ELEVATION



## FRONT GARDEN





**REAR GARDEN**



**REAR ELEVATION**



**VIEW**



**LOCATION**

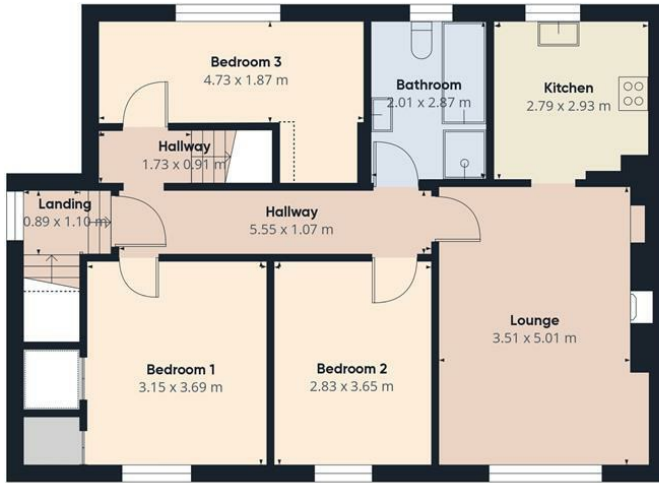
This home is located in an elevated position above Fort William. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and The West Highland Way. There are a wide range of shops, hotels, restaurants and a bus & railway station providing links to Mallaig, Glasgow, Edinburgh and London.

#### **MISCELLANEOUS INFORMATION**

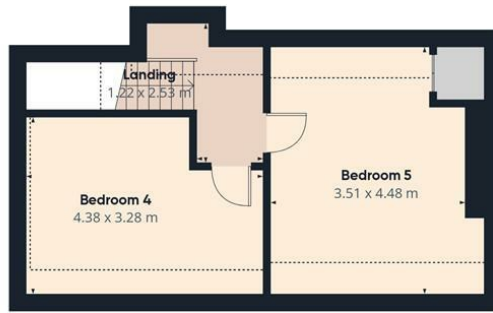
Tenure - Freehold  
Council Tax - Band C

#### **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 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.



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
110.05 m<sup>2</sup>

Reduced headroom  
7.77 m<sup>2</sup>

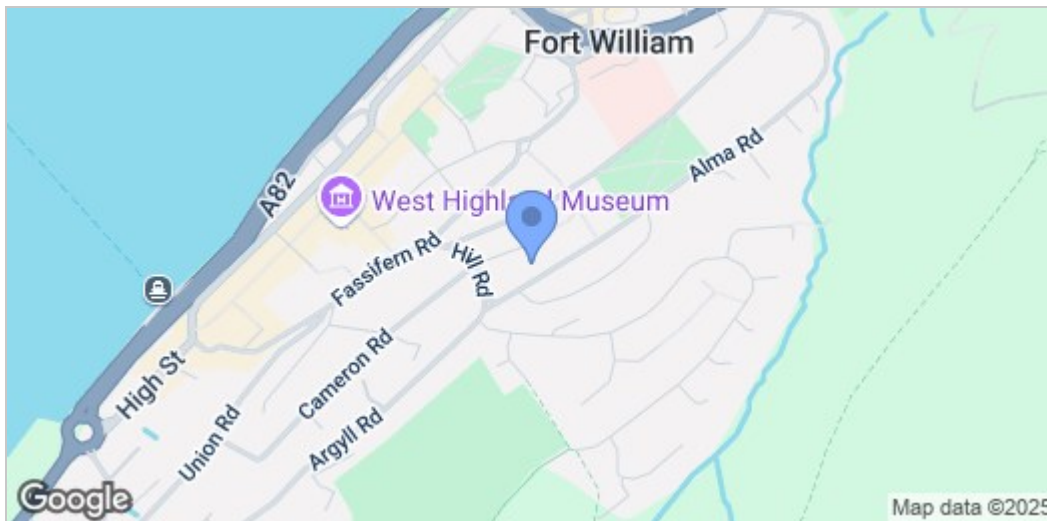
(1) Excluding balconies and terraces

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		
	70	75
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.