



PETER MURPHY & Co  
ESTATE AGENTS



## 9 Wades Road, Inverlochy, Fort William, PH33 6NF

### Offers Over £215,000

#### KEY FEATURES

- \* 4 Double Bedrooms
- \* Spacious lounge
- \* Kitchen
- \* Shower room
- \* Driveway offering off street parking
- \* Oil fired central heating & UPVC double glazing
- \* Gardens to front & rear
- \* Detached garage and timber shed

## PROPERTY DESCRIPTION

This four bedroom semi detached villa offers spacious family accommodation in the highly desirable village of Inverlochty. With views of Ben Nevis, this home will attract those seeking a spacious family home in a popular area. Accommodation comprises; entrance door which opens to the hallway, which in turn provides access to a lounge, kitchen, downstairs bedroom and staircase to upper floor. The kitchen, although it would benefit from upgrading has a good selection of wall and base units with contrasting worktops. Staircase rises to first floor landing with has a hatch to the large, partially floored attic and leads to the shower room and three further double bedrooms. Externally the colourful front garden is laid with stone chippings and a selection of raised flowerbeds. The driveway leads to the detached garage. The rear garden is a blend of lawn, gravel with some flowerbeds and paved patio. Timber shed. This property also benefits from modern double glazing and oil fired central heating.

## ENTRANCE HALLWAY

External door opens to the hallway. Understairs storage. Provides access to lounge, kitchen and downstairs bedroom.

## LOUNGE

This bright and welcoming lounge has a large picture window to front, offering views of Cow Hill and Ben Nevis.



## KITCHEN

The kitchen has a good selection of wall and base units. Window and door to rear garden.



## BEDROOM 1

Access from the upper landing this double bedroom has full length fitted wardrobes and window to front..



## BEDROOM 2

Accessed from the upper landing this bedroom has a window to rear. Airing cupboard above hot water boiler.



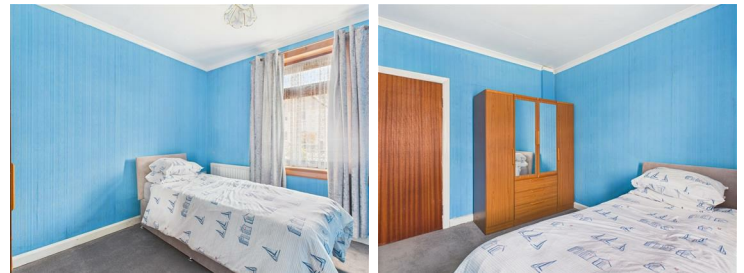
## BEDROOM 3

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



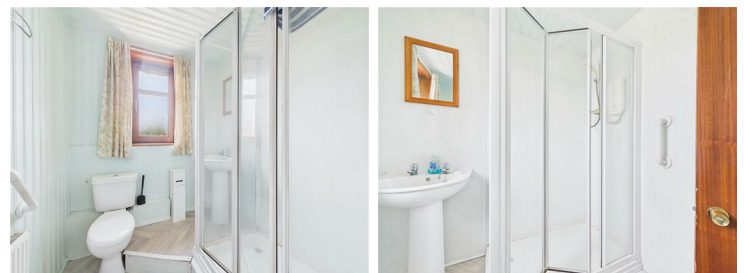
## BEDROOM 4

Accessed from the hallway this bedroom has a window to front.



## SHOWER ROOM

Accessed from the upper landing the shower room includes wc, wash hand basin and shower enclosure with electric shower. Opaque window to rear.



## FRONT GARDEN

The colourful front garden is laid with stone chippings and a selection of raised flowerbeds. The driveway leads to the detached garage with recently fitted roof and up and over door.



## FRONT ELEVATION



### REAR GARDEN

The rear garden is a blend of lawn, gravel with some flowerbeds and paved patio. Timber shed.



### REAR ELEVATION



### VIEW



### LOCATION

This home is situated in highly desirable village of Inverlochty. The property is within easy walking distance of local amenities and is on a bus route into the town centre, approx 1.5 miles away. 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 D

### 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.



Ground Floor



Floor 1



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

Reduced headroom  
0.3 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                                   | 59      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 79        |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.