



PETER MURPHY & Co
ESTATE AGENTS



2 Lundavra Crescent, Fort William, PH33 6JL

Fixed Price £150,000

Located in the Lundavra area of Fort William this immaculate upper floor apartment offers spacious family accommodation. Benefiting from double glazing and oil fired central heating this home would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Entrance door which opens to stairway and rises to the upper landing. The landing has three storage cupboards and leads to all bedrooms, bathroom and lounge/dining room. The spacious and bright front facing lounge provides a comfortable living space with ample space for formal dining. The well appointed kitchen has a window overlooking the rear garden. The three double bedrooms and family bathroom complete the internal accommodation. Externally there is ample off street parking, with a private lawned garden to the rear.

LANDING

The external door opens to the stairway to the upper landing. The landing has a three storage cupboards and leads to all rooms.

LOUNGE/DINING ROOM

The bright and welcoming lounge has a large picture window to front. Provides ample space for formal dining.



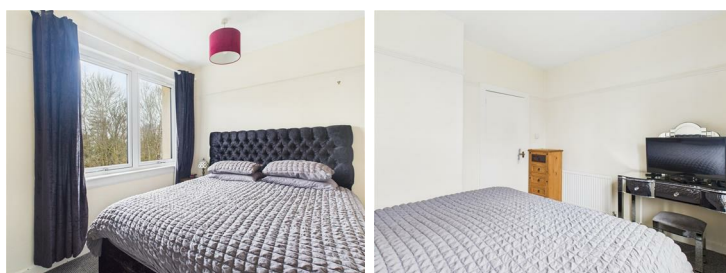
KITCHEN

The modern kitchen has a good selection of wall and base units with contrasting worktops and window to rear.



BEDROOM 1

This double bedroom has a window to rear.



BEDROOM 2

This double bedroom has two storage cupboards and a window to the front.



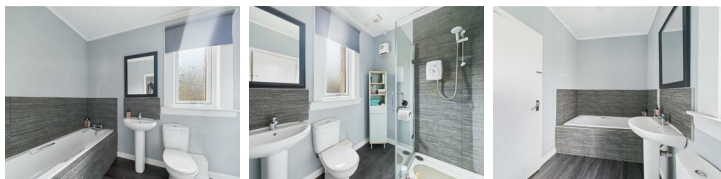
BEDROOM 3

This double bedroom has a storage cupboard and a window to the front.



BATHROOM

The large family bathroom includes a wc, wash hand basin, bath and separate shower cubicle with electric shower. Opaque window to rear.



REAR GARDEN

To the rear there is a shared garden area with timber shed and additional private garden.



LOCATION

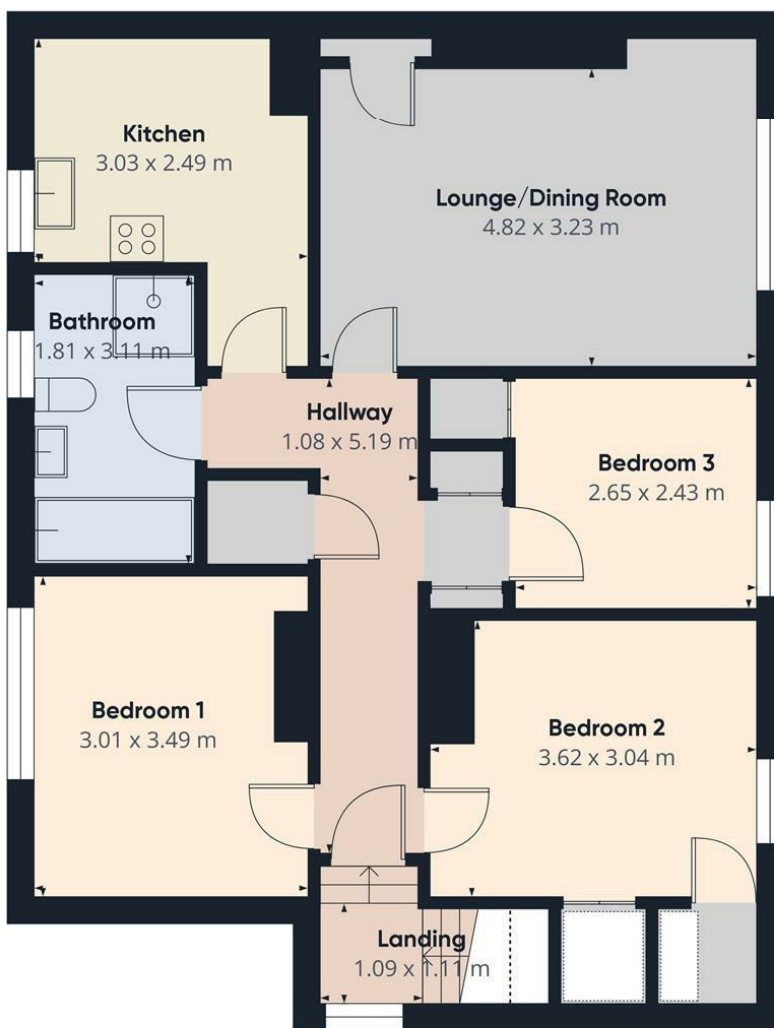
This home is located in an elevated position above Fort William. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants,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

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



Approximate total area⁽¹⁾
70.37 m²

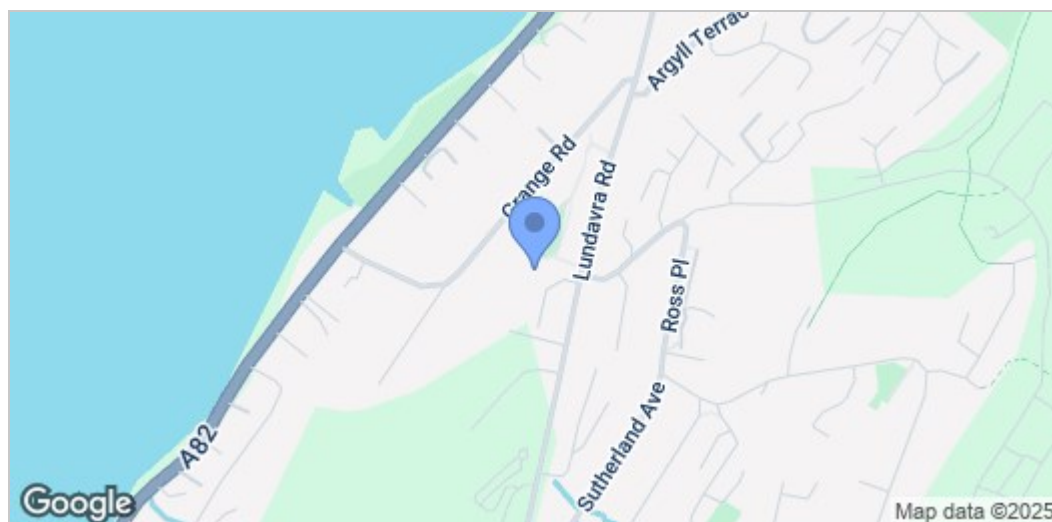
(1) Excluding balconies and terraces

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.

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.