



PETER MURPHY & Co
ESTATE AGENTS



11 Forestry Houses Torlundy, Fort William, PH33 6SW Offers Over £325,000

Nestled in the picturesque area of Torlundy, Fort William, this charming detached bungalow offers a delightful blend of comfort and natural beauty. With three generously sized bedrooms, this home is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

One of the standout features of this property is its vibrant gardens, which grace both the front and rear. These colourful outdoor spaces not only enhance the aesthetic appeal of the home but also provide a wonderful setting for outdoor activities or simply enjoying the fresh air. The stunning mountain views that surround the property further elevate its charm, making it a serene retreat from the hustle and bustle of everyday life.

Additionally, the bungalow boasts a large garage, offering ample storage space or the potential for a workshop, catering to various needs. This property is a rare find in a sought-after location, combining spacious living with the beauty of the Scottish Highlands. Whether you are looking for a family home or a peaceful getaway, this bungalow in Torlundy is sure to impress.

ENTRANCE HALLWAY

External door opens to the hallway. Provides access to all rooms.

LOUNGE

This bright and welcoming lounge has a large picture window to front overlooking the garden. Archway to dining room.



DINING ROOM

The dining room provides ample space for formal dining. Window to front and door to kitchen.



KITCHEN

The well appointed kitchen has a good selection of wall and base units, electric hob and wall mounted oven. Storage cupboard. Window to rear and door to utility room.



UTILITY ROOM

This useful utility room is plumbed for washing machine and dishwasher. External door to side.



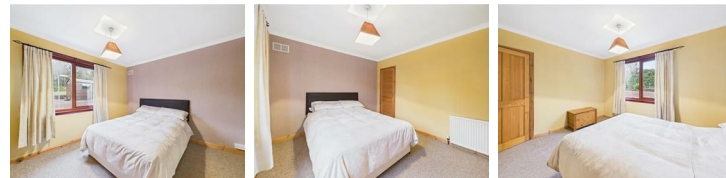
BEDROOM 1

This double bedroom has fitted wardrobes, cupboard and window to front.



BEDROOM 2

This double bedroom has a window to rear.



BEDROOM 3

This double bedroom has a window to rear.



BATHROOM

The family bathroom includes wc, wash hand basin, bath and separate shower cubicle with electric shower.



FRONT GARDEN

The colourful front garden has an area of lawn, bark chippings and shrubs.



DRIVEWAY

Picture



REAR GARDEN

The immaculate rear garden is laid with coloured chippings and provides ample space for a drying area and a seating area to enjoy the tranquil location.



REAR ELEVATION

Picture



FRONT ELEVATION

Picture



PARKING AREA

Picture



GARAGE

The large timber garage with steel box profile roof, power and light offers an excellent space for a workshop or store.



LOCATION

Located just 2 miles from Fort William with views towards Ben Nevis and the Nevis Range of mountains, the property is well placed to take advantage of the amenities and numerous leisure activities which the area has to offer. With Fort William now recognised as the 'Outdoor Capital of the UK', the area benefits from year round visitors enjoying excellent outdoor pursuits such as walking, mountain biking, mountaineering, skiing, sailing, fishing, golf and sight-seeing. Several primary schools and Lochaber High School are also in close proximity.

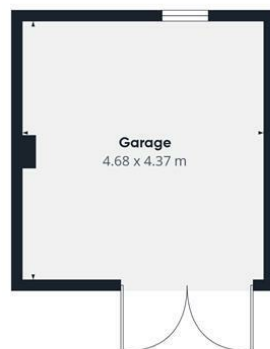
MISCELLANEOUS INFORMATION

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 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.

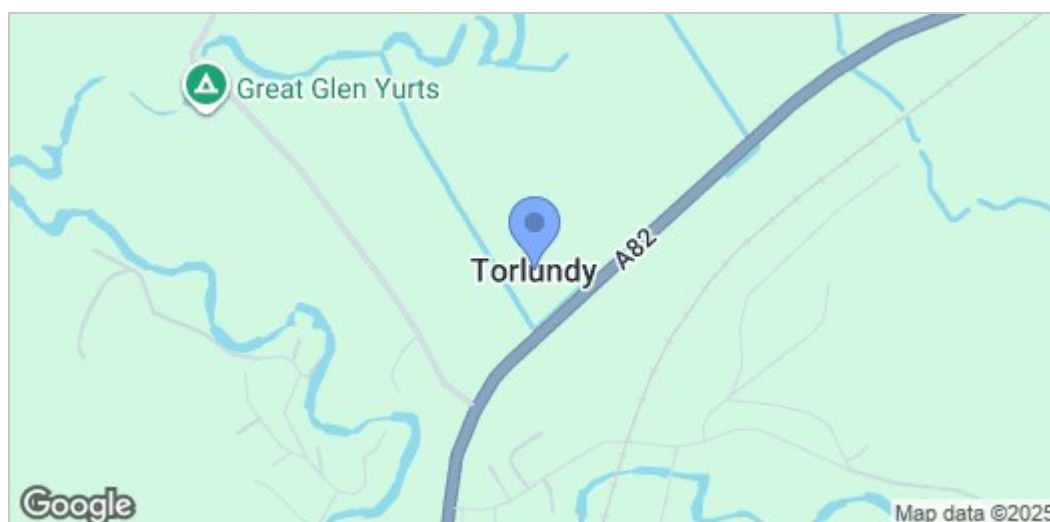


Approximate total area⁽¹⁾
121.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	47	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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