



PETER MURPHY & Co
ESTATE AGENTS



Oak Cottage Torcastle, Fort William, PH33 7PB Offers Over £190,000

Nestled in the charming area of Torcastle, Fort William, close to the world famous Caledonian Canal. This property is unique in that access to it is through a tunnel under the canal. This delightful detached bungalow offers a perfect blend of comfort and modern living and would an ideal choice for those seeking a peaceful retreat. The bungalow features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home and modern kitchen. With two well-proportioned bedrooms, there is ample space for relaxation and rest. The bathroom is thoughtfully designed, catering to all your needs. Surrounded by the stunning natural beauty of the Scottish Highlands, this property not only provides a comfortable living environment but also offers easy access to a variety of outdoor activities. Whether you enjoy hiking, cycling, or simply taking in the breath-taking views, Torcastle is a fantastic location for nature enthusiasts. This bungalow is a wonderful opportunity for anyone looking to settle in a serene and picturesque setting while still being close to local amenities. With its modern features and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home. Externally there is a paved patio area large gravelled driveway offering plenty parking space and providing a peaceful setting to relax and enjoy the stunning views and scenery. Storage shed and log-store included.

ENTRANCE PORCH

External door opens to the entrance porch. Leads to the lounge.

LOUNGE

The bright and welcoming lounge has a window to front and opens to the kitchen. It has an attractive woodburner as its focal point. Space for dining.



KITCHEN/DINING ROOM

The well appointed kitchen has a good selection of wall and base units with window to rear. Space for dining.



BEDROOM 1

This large double bedroom has a window to front.



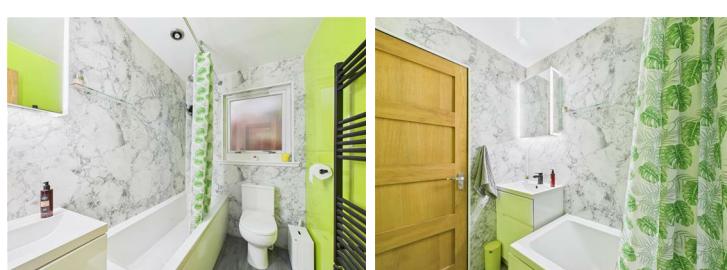
BEDROOM 2

This large double bedroom has a window to rear.



BATHROOM

This modern and stylish bathroom includes wc, wash hand basin and bath with shower over.



EXTERNAL



FRONT ELEVATION



CALEDONIAN CANAL



TUNNEL



LOCATION

Oak Cottage lies on a scenic estate next to the Caledonian Canal. Fort William, with a wide range of amenities is located approx 5 miles distant and is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions. Neptunes Staircase, Ben Nevis, The Nevis Range Mountain Sports Centre are all within a short drive from the cottage and there is a pub and train station within 30 minutes walking distance (pedestrian route along the side of the Caledonian Canal). The estate has lots of great walks close by, with excellent views of Ben Nevis. There is a local primary school and secondary school nearby. There is also a wide choice of

shops, hotels, restaurants, a bus station and railway station providing links to Mallaig, Glasgow, Edinburgh and London.

MISCELLANEOUS INFORMATION

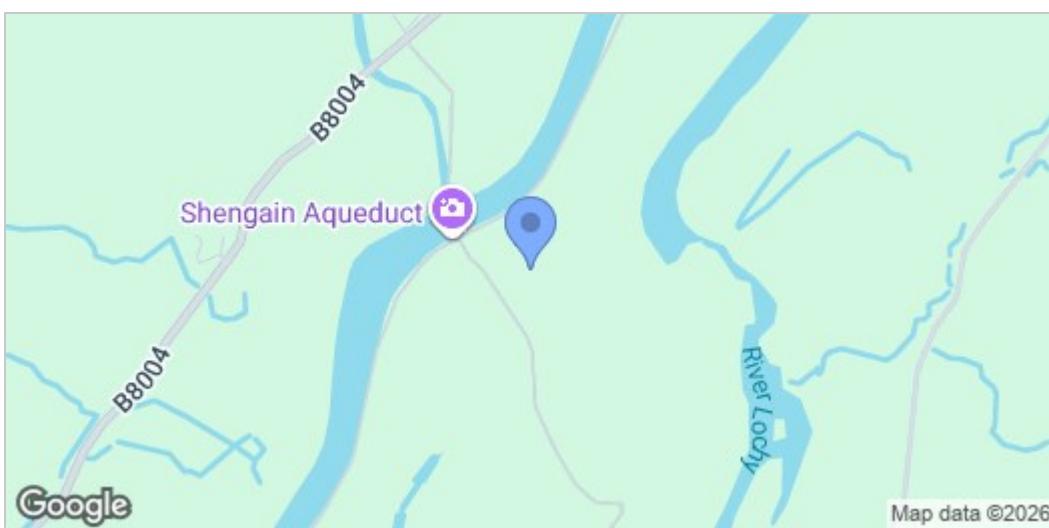
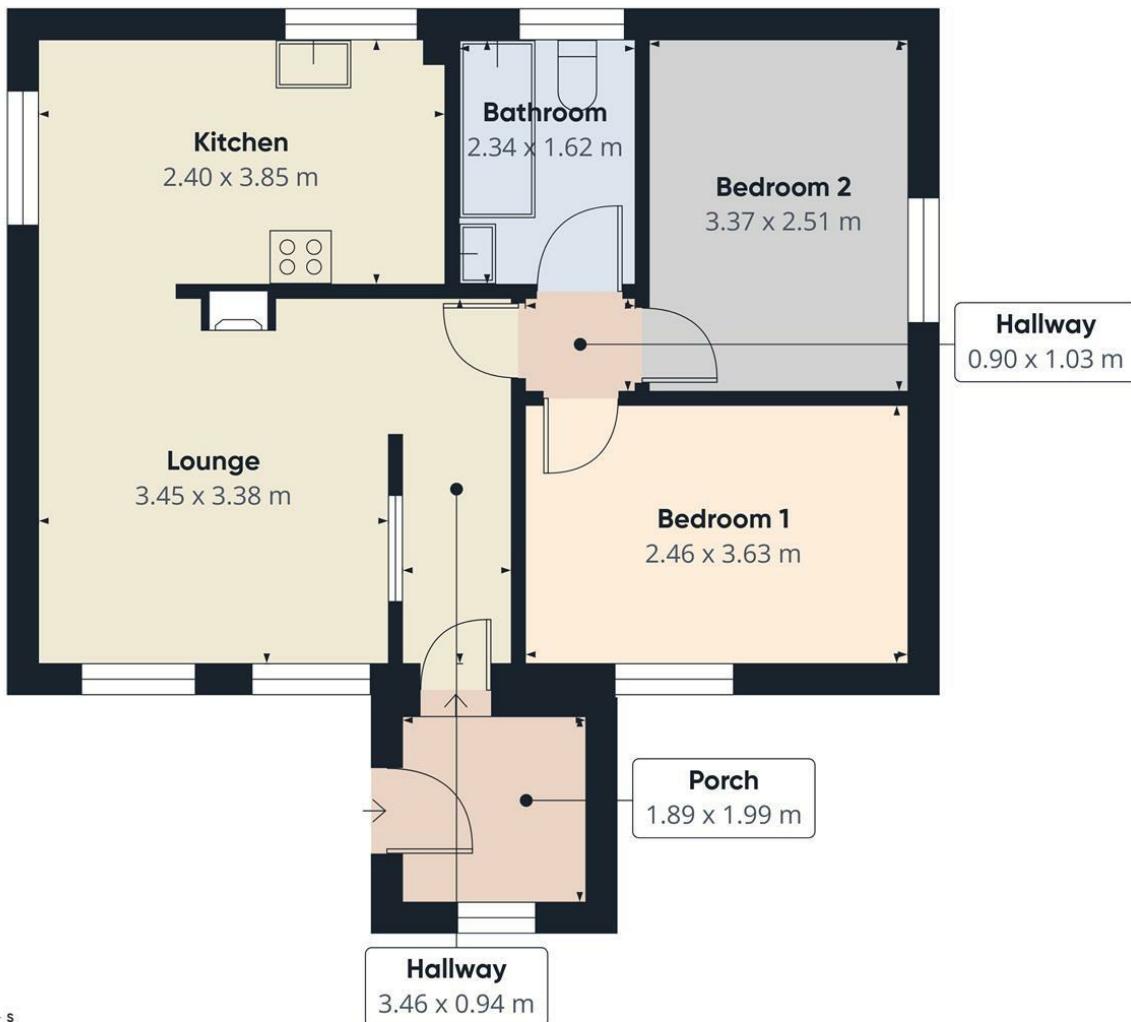
Tenure - Freehold

Council Tax - Band C

Access - Please note that access to the cottage involves driving through a low tunnel - NO VEHICLES TALLER THAN A STANDARD VAN (Ford Transit, VW Transporter etc). As access is along private road, snow tyres are essential in the colder months.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.