



PETER MURPHY & Co  
ESTATE AGENTS



## 39 Torlundy Road, Fort William, PH33 7EE

### Offers Over £190,000

Located in the desirable area of Caol, Fort William, this delightful house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking an excellent letting opportunity. Upon entering, you are welcomed into a spacious lounge/dining room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The house features a modern and stylish shower room and well appointed kitchen. Externally there are low maintenance gardens to front and rear and large workshop with power and light to the rear. The property is surrounded by the stunning natural beauty that Fort William is renowned for, making it an excellent choice for those who enjoy outdoor activities such as hiking, cycling, and exploring the breathtaking landscapes of the Scottish Highlands. Torlundy Road is conveniently located, offering easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. In summary, this charming property is a fantastic option for anyone seeking a comfortable and inviting home in a beautiful location. Don't miss the chance to make this delightful property your own.



## ENTRANCE HALLWAY

External door opens to the spacious hallway. Three storage cupboards. Provides access to the lounge and staircase to the upper floor.

## LOUNGE/DINING ROOM

The bright and welcoming dual aspect lounge/dining room has a multi-fuel burner as it's focal point, with door to the kitchen.



## KITCHEN

The modern and stylish kitchen has a great selection of wall and base units with integral fridge freezer, wall mounted double oven and hob. Door and window to rear.



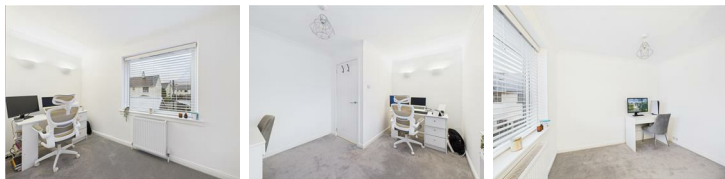
## BEDROOM 1

This large double bedroom was converted from two bedrooms to provide a substantial bedroom. This could easily be adapted back to create a total of three bedrooms in this home if required.



## BEDROOM 2

This bedroom is currently used as a home office. Window to rear.



## SHOWER ROOM

This recently replaced shower room includes wc, wash hand basin, heated towel rail and large shower enclosure with mains shower.



## FRONT GARDEN

The front garden is laid with stone chippings.



## REAR GARDEN

The rear garden is also laid with stone chippings and includes a woodstore and workshop shed with power and light.



## LOCATION

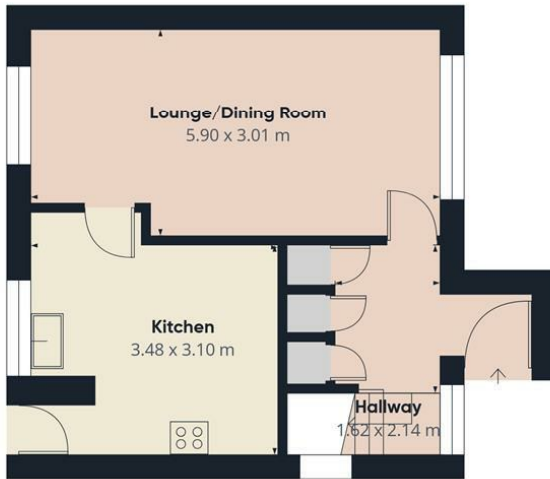
The welcoming village of Caol is located approximately 3 miles from Fort William and offers a wide range of amenities. These include a supermarket, general store, chemist, post office, cafe and hairdressers. There are 2 local primary schools and the secondary school is within walking distance. The world famous Caledonian Canal is located nearby. 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.

## 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 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.



Ground Floor



Floor 1



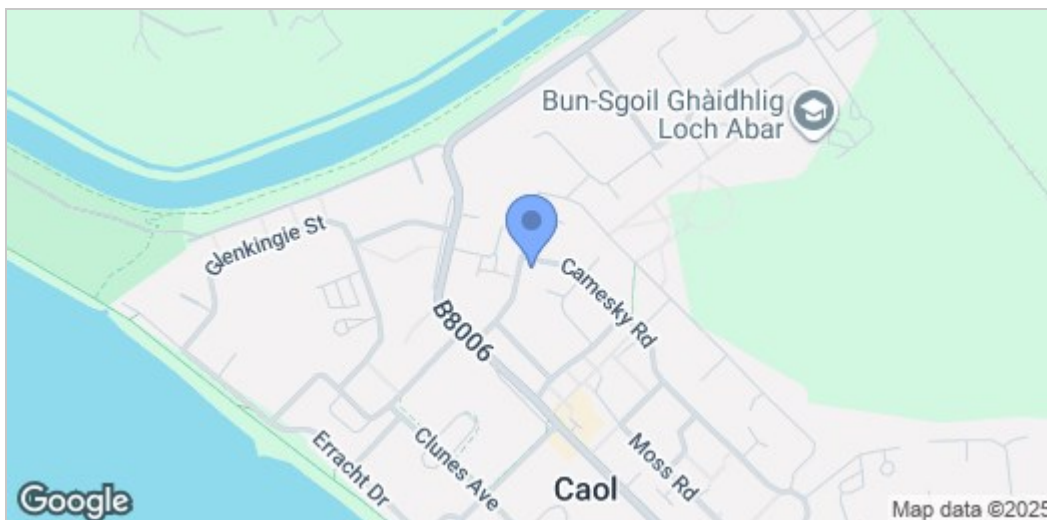
**Approximate total area<sup>(1)</sup>**  
68.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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	61	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		

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