



PETER MURPHY & Co
ESTATE AGENTS



38 Alma Road, Fort William, PH33 6HB

Offers over £140,000

This two bedroom ground floor apartment provides comfortable accommodation in a popular area of Fort William, close to the town centre. It 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 to porch with storage cupboard. Hallway leads to 2 bedrooms, bathroom and lounge. The spacious and bright front facing lounge provides a comfortable living space and opens to the modern well appointed kitchen with window to rear. The two double bedrooms, both with fitted wardrobes and family bathroom complete the internal accommodation. Externally there is on street parking to the front. The stepped front garden is laid with gravel. The rear garden has a large raised area of decking to enjoy the views over Loch Linnhe and sloped lawn.

Hallway

Porch with storage cupboard. Hallway provides access to 2 bedrooms, bathroom and lounge

Lounge/Dining Room

The spacious and bright front facing lounge has a large window to front. carpet flooring.



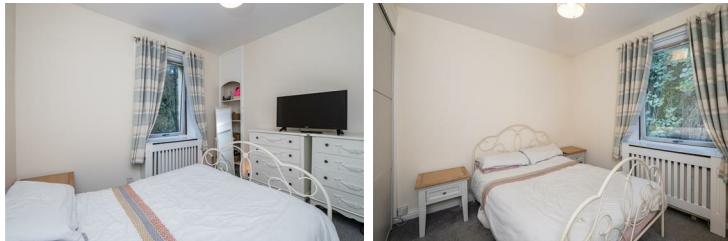
Kitchen

The kitchen has ample white wall and base units with Onyx styled worktops and storage cupboard. Vinyl flooring, door and window to rear.



Bedroom 1

Accessed from the lounge. Double bedroom with fitted wardrobe and window to front. carpet flooring.



Bedroom 2

Accessed from the hallway. Double bedroom with fitted wardrobe and window to rear. Carpet flooring.



Bathroom

The bathroom comprises wc, wash hand basin and bath with shower over. 'Wetwall' to walls. Opaque window to rear.



Front Garden

The stepped front garden is laid with gravel.



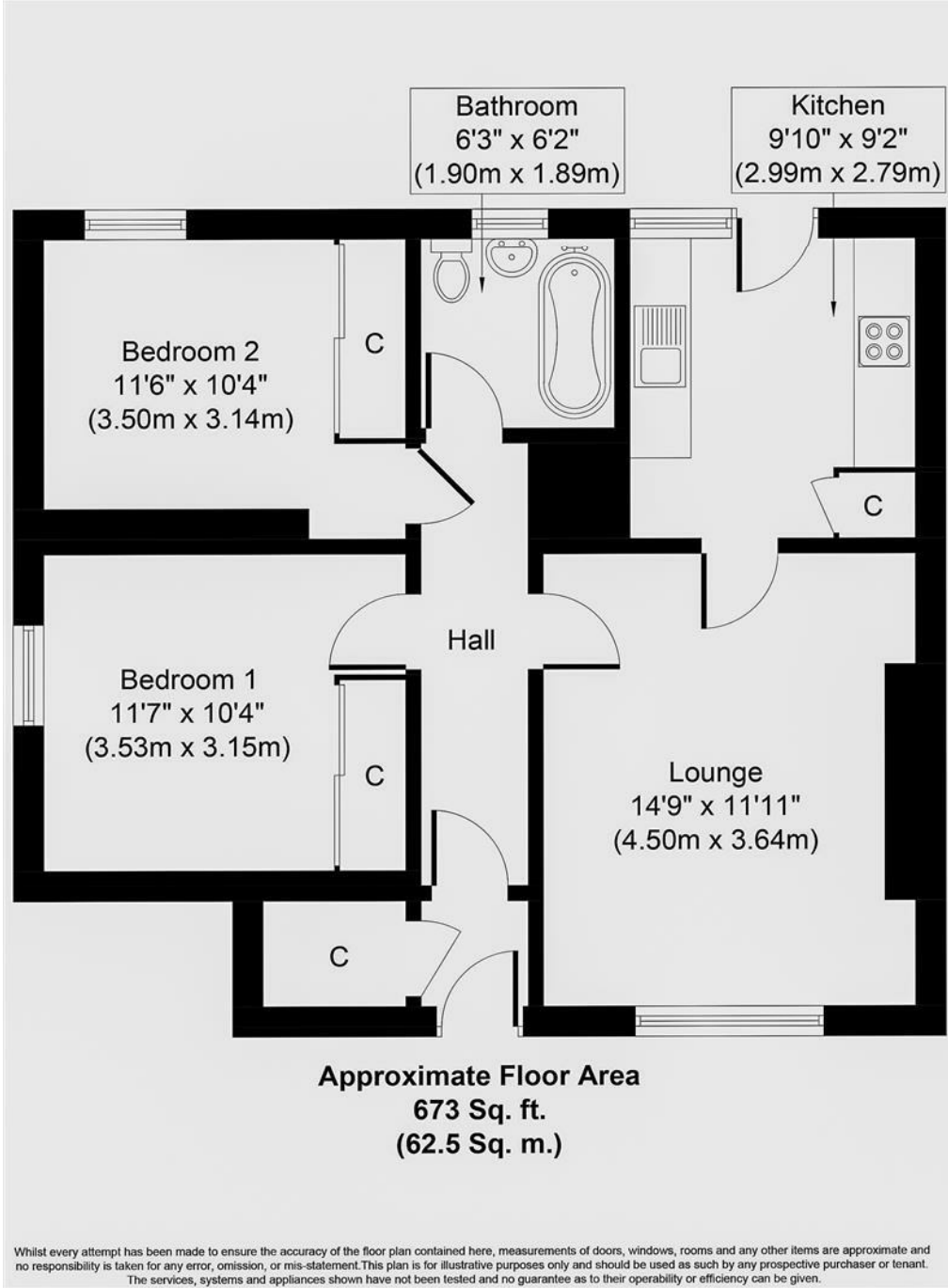
Rear Garden

The rear garden has a large raised area of decking to enjoy the views over Loch Linnhe and sloped lawn.



Location

This home is located in an elevated position close to Fort William town centre. 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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