



PETER MURPHY & Co
ESTATE AGENTS



3 Dunbarton Road, Fort William, PH33 6UU Offers over £185,000

Located in an elevated position close to the centre of Fort William this immaculate home offers comfortable accommodation and would suit first time buyers or those seeking a spacious family home. Accommodation comprises entrance hallway with two large storage cupboards, w/c and door to rear. Door to the spacious lounge with a picture window to front offering views to the Conaglen hills and ensuring plenty natural light reaches this comfortable living space. The modern and stylish kitchen/dining room has a good selection of wall and base units with contrasting worktops and ample dining space. Staircase rises to the upper floor which has three good sized bedrooms and the stylish shower room comprising wc, wash hand basin and walk in shower. Externally the front garden is laid to lawn. The private rear garden is also laid to lawn. There is a detached garage to the front with power and light. The property also benefits from double glazing and oil fired central heating.

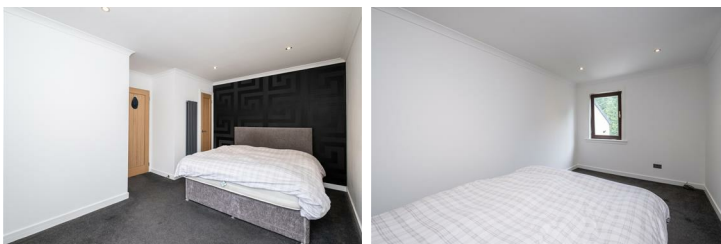
Hallway

Provides access to lounge, wc and staircase to upper floor. Two large storage cupboards. Door to rear.



Bedroom 1

Large double bedroom with window to rear. Carpet flooring.



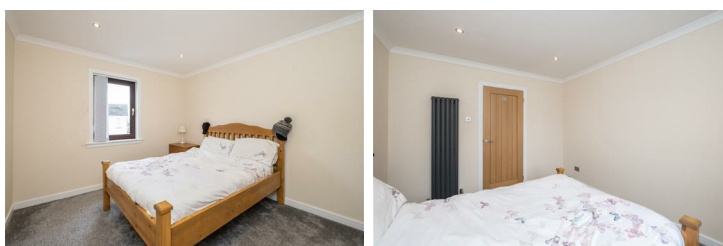
Bedroom 2

Double bedroom with window to front. Carpet flooring.



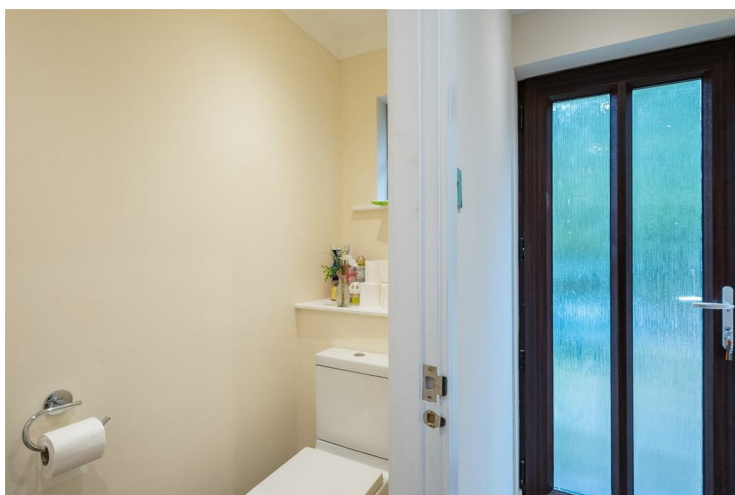
Bedroom 3

Double bedroom with window to front. Carpet flooring.



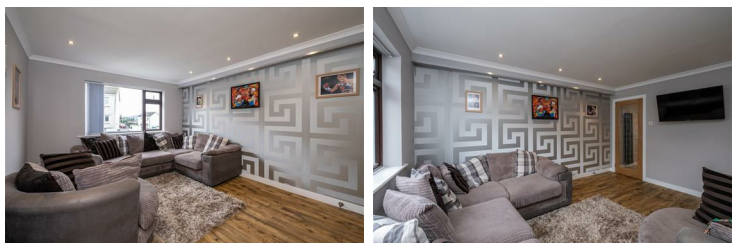
WC

Located at the end of the hallway and comprises wc and wash hand basic with small opaque window to rear.



Lounge

Accessed from the hallway this bright lounge has a large window to front, ensuring plenty natural light reaches this comfortable living space. Laminate flooring.

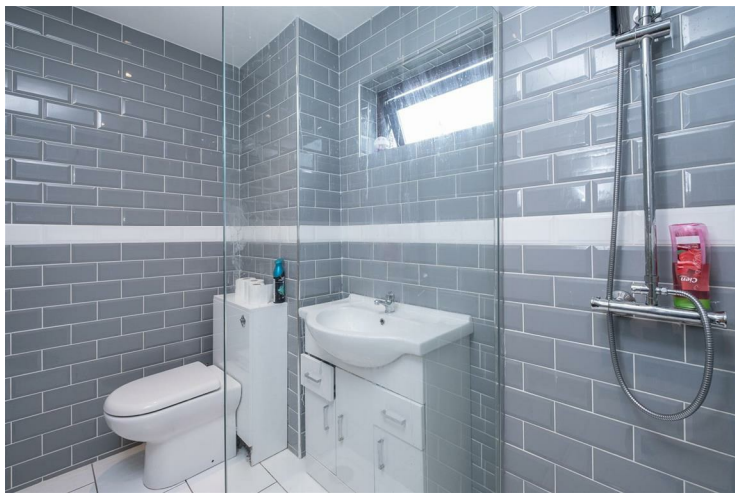


Kitchen/Dining Room

Accessed from the hallway and lounge the modern and stylish kitchen has a good selection of wall and base units with contrasting worktops and ample space for formal dining. Window to rear overlooking rear garden.

Shower Room

Stylish and modern shower Room comprising wc, wash hand basin and walk in shower. Fully tiled to ceiling height. Opaque window to rear.



Front Garden

Externally the front garden is laid to lawn. The private rear garden is also laid to lawn. There is a detached garage to the front with new up and over door, power and light.



Rear Garden

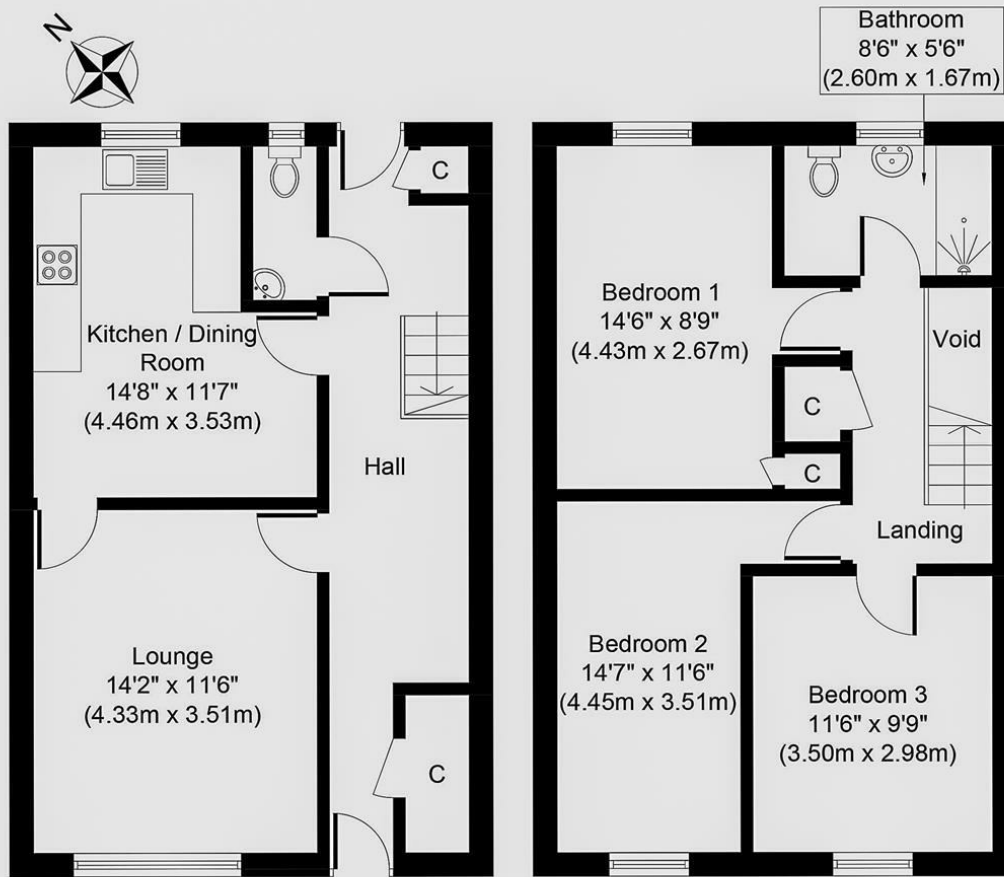


View



Location

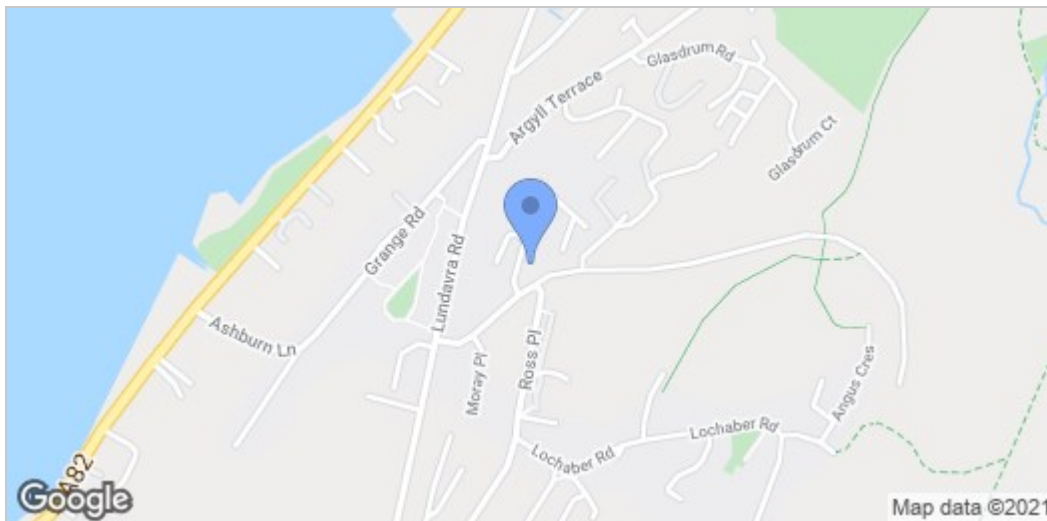
This home is located in an elevated position above Fort William. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants, 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



Ground Floor
Approximate Floor Area
524 Sq. ft.
(48.7 Sq. m.)

First Floor
Approximate Floor Area
524 Sq. ft.
(48.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	

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