



## 5 TORLUNDY COURTYARD | TORLUNDY | FORT WILLIAM | PH33 6SW



### PRICE GUIDE: £150,000

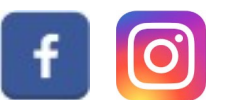
Situated in the desirable area of Torlundy on the outskirts of Fort William, the subjects of sale form an attractive, courtyard dwellinghouse. Offering deceptively spacious accommodation, conveniently arranged over two floors, 5 Torlundy Courtyard is in good order and benefits from double glazing and electric heating. With views towards Ben Nevis and the surrounding countryside, the property comprises an entrance hallway from the garden courtyard, a lounge/diner and kitchen all on the ground floor, whilst the upper floor offers two double bedrooms with built-in wardrobes and a family bathroom. Due to the size and location, the property would be ideally suited to a first time buyer, as a permanent home, as a fantastic holiday bolt-hole, or as an investment opportunity, in a very buoyant longer term, rental market.

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 and pleasure activities which the area has to offer. With Fort William 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 to name a few. Several primary schools and Lochaber High School are also in close proximity. A useful bus stop is practically on the doorstep, along with the cycle track in to Fort William, with all it's amenities and services.

- Attractive Courtyard Property
- Convenient & Desirable Location with Mountain Views
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Double Glazing & Electric Heating
- Communal Courtyard Garden Area & Parking
- EPC Rating: E 46

#### MacPhee & Partners

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Accommodation

Entrance Hallway 1.7m x 1.6m

With wooden half glazed entrance door. Stairs to upper level. Door to lounge/diner and hatch to kitchen.

Lounge/Diner 4.5m x 4.2m

With windows to central courtyard. Laminate flooring. Open to kitchen.

Kitchen 2.8m x 2.6m

L-shaped, with hatch to hallway. Fitted with white kitchen units, offset with wood effect work surfaces. Integral Lamona oven. Lamona electric hob with extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for washing machine.

Upper Level

Hallway 4.7m x 1.5m

Slightly L-shaped, with glazed wooden door and glazed side panels. Doors to bedrooms and bathroom.

Bedroom 3.6m x 2.6m

Slightly L-shaped, with window to rear. Built-in wardrobe.

Bedroom 3.6m x 3.2m

L-shaped, with window to rear. Built-in

wardrobe.

Bathroom 2.1m x 2.0m

With Velux window to front. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over. Tiled splashback. Hatch to loft.

Garden

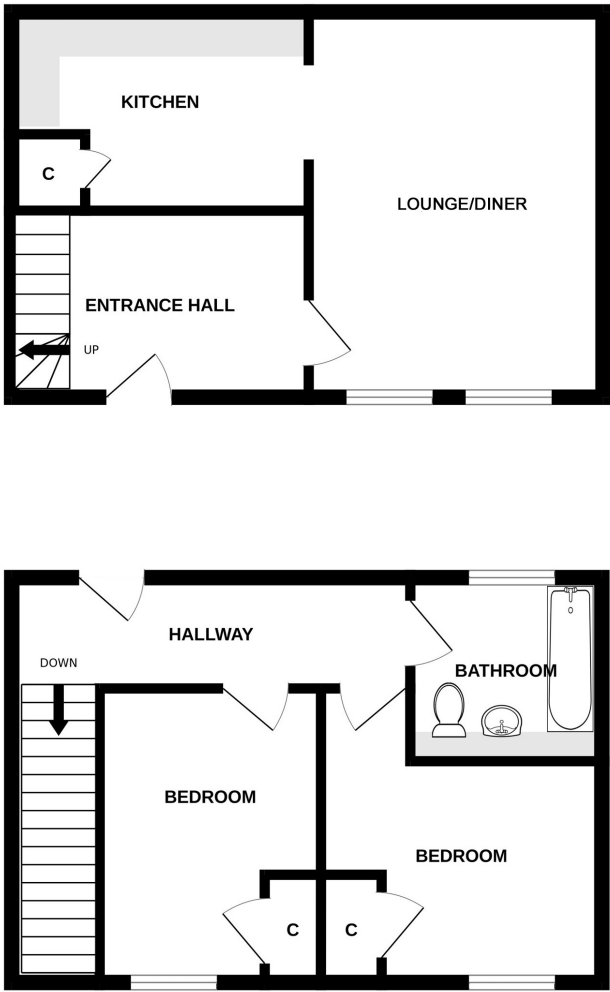
The property enjoys shared access to the communal central courtyard garden grounds, which are laid to a mixture of lawn and paving slabs, and feature mature trees, shrubs and bushes. Communal parking is also available to the front and rear of the Courtyard development.

Travel Directions

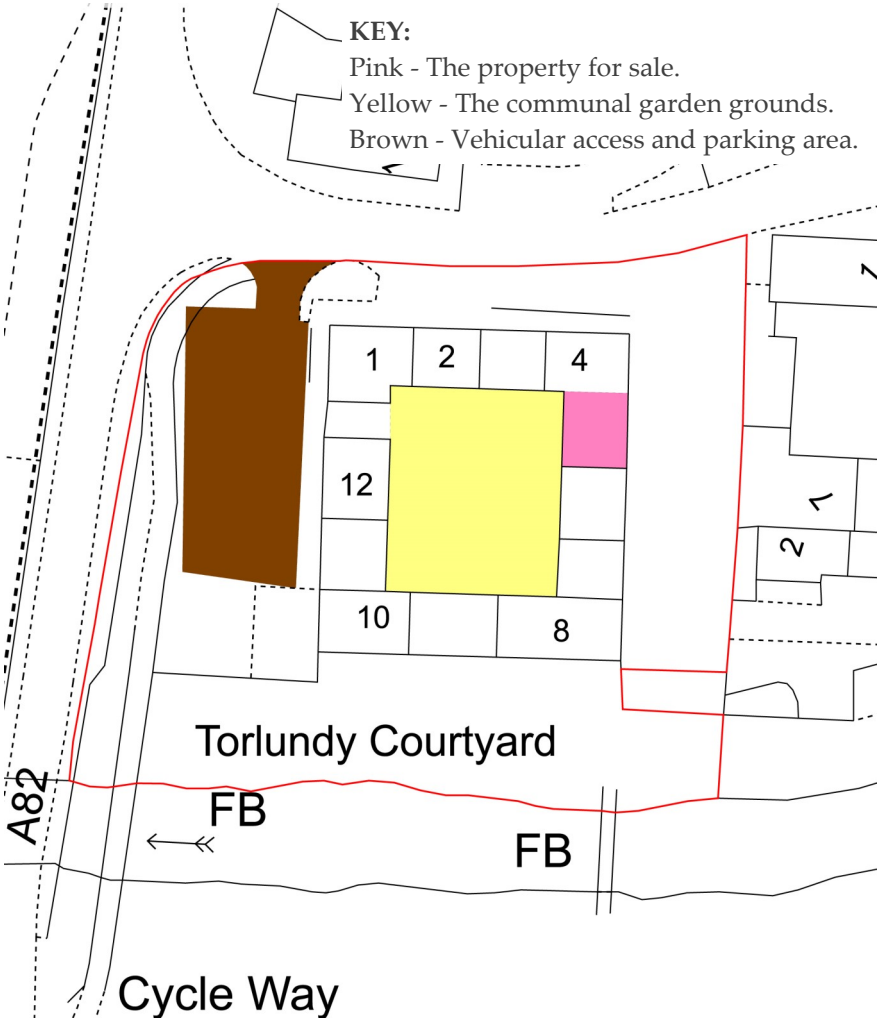
Travel on the A82, Fort William to Inverness road, for approximately 1.5 miles north of the Shell Filling Station. Torlundy is located on the right hand side. Turn right where signposted Torlundy and North Face car park, the Torlundy Courtyard properties are located on the right hand side of the road. Parking is available either at the main car park off the main road, or round to the rear of the properties. At the rear, Number 5 is the first door on the right.



Floor Plan



Title Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).