



PETER MURPHY & Co  
ESTATE AGENTS



## 16 Lochiel Road, Fort William, PH33 6NT

**Offers Over £195,000**

Located in the highly desirable village of Inverloch, this immaculate three bedroom upper floor apartment offers spacious family accommodation. Benefiting from double glazing and efficient infra red electric heating this home 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 which opens to stairway, rising to the upper landing. The landing has a large storage cupboard and leads to all bedrooms, bathroom, lounge and kitchen/dining room. The spacious and bright front facing lounge has a wood burner as it's focal point and provides a comfortable living space with stunning views of Ben Nevis. . The lounge opens to the modern well appointed kitchen/dining room with window to rear. The three double bedrooms and family bathroom complete the internal accommodation. Externally to the front there is a recently laid tarmac driveway offering off street parking. The large garden is laid to lawn. with space for additional off street parking.

## UPPER LANDING

Provides access to lounge, kitchen/dining room, bathroom and three bedrooms. Large storage cupboard. Hatch to floored attic, offering excellent additional storage space.

## LOUNGE

Bright and airy lounge with large picture window to front offering views of Ben Nevis. Wood burner and door to kitchen.



## KITCHEN/DINING ROOM

Modern kitchen with ample wall and base units and contrasting worktops. Space for formal dining and window to rear.



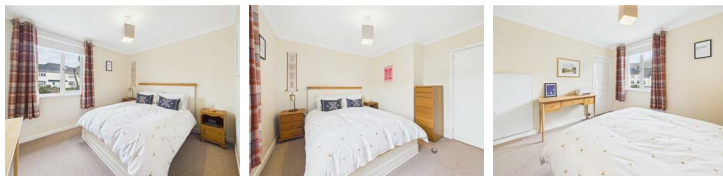
## BEDROOM 1

Large double bedroom with two windows to rear with countryside views.



## BEDROOM 2

Double bedroom with window to front. Storage cupboard.



## BEDROOM 3

Double bedroom with window to front.



## BATHROOM

the family bathroom comprises wc, wash hand basin and bath with mains shower over. Opaque window to rear.



## FRONT ELEVATION



## DRIVEWAY

To the front there is a recently laid tarmac driveway offering off street parking.



## REAR GARDEN

The large garden is laid to lawn. with space for additional off street parking.



**REAR ELEVATION**



**VIEWS**



**LOCATION**

This lovely apartment is situated in highly desirable village of Inverloch, The property is within easy walking distance of local

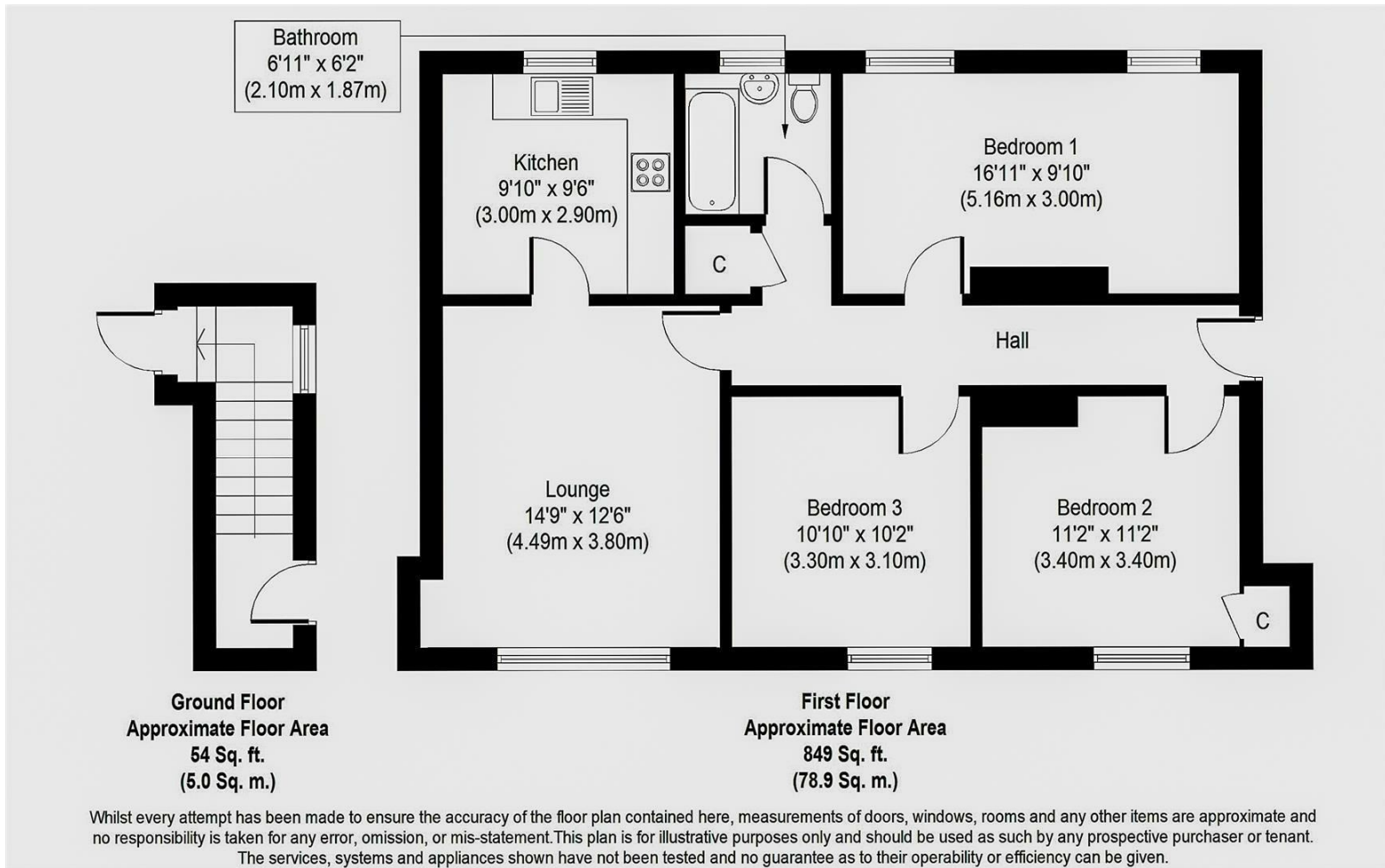
amenities and is on a bus route into the town centre., approx 1.5 miles distant. Fort William, is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the world famous Caledonian Canal as well as walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. Fort William has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness Glasgow, and Edinburgh as well as the overnight sleeper to 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 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			
(81-91) B			
(69-80) C			77
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.