



FLAT 4 | TORLUNDY FARMHOUSE | TORLUNDY | FORT WILLIAM | PH33 6SW

PRICE GUIDE: £115,000

Situated in the desirable area of Torlundy, on the outskirts of Fort William, the subjects of sale form an attractive, first floor flat. With stunning views towards Ben Nevis and the surrounding countryside, Flat 4, Torlundy Farmhouse is in good order, providing deceptively spacious accommodation. Benefiting from double glazing, WIFI controlled electric heating, and high ceilings, the flat comprises an entrance hallway, lounge, kitchen, double bedroom and bathroom. Due to the size and location, the flat 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 self-catering market or longer term rental market. The clients are happy to include the majority of the furniture by separate negotiation. The property also benefits from an existing Short-Term Let (STL) licence, which can be transferred to the new owner if required, subject to the necessary approvals.

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 First Floor Flat
- Desirable Location with Mountain Views
- Lounge & Kitchen
- Double Bedroom
- Bathroom
- Double Glazing & WIFI Electric Heating
- Communal Garden Area & Parking
- EPC Rating: D 63

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Accommodation

Entrance Hallway

With wooden entrance door. Built-in cupboard. Doors to bedroom, kitchen and bathroom.

Bedroom 3.5m x 2.9m

With double window to views of Ben Nevis. Built-in wardrobe. Built-in cupboards.

Kitchen 3.8m x 1.8m

With window to rear. Fitted with white coloured kitchen units, offset with granite effect work surfaces and breakfast bar. Hob with chimney hood over. Oven. Plumbing for dishwasher. Built-in cupboard. Door to lounge.

Lounge 4.0m x 3.2m

With two windows to views of Ben Nevis.

Bathroom 2.8m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin, and bath, with Mira shower over. Wet wall and tiled splashback. Tiled flooring. Plumbing for washing machine.

Garden

The property enjoys communal garden grounds, highlighted yellow on the title plan, which are laid in the main to gravel for ease of maintenance. Vehicular access and parking area is indicated orange, whilst mauve shows pedestrian access.

Travel Directions

Travel on the A82, Fort William to Inverness road, for approximately 1.5 miles north of the BP Filling Station. Torlundy is located on the right hand side. Turn right where signposted Torlundy and North Face car park. Flat 4 is located in the first property on the left hand side. Park and walk up the steps, round to the rear of the property and through the communal entry door. Walk up the steps to the first floor and Flat 4 is located on the left hand side.



Title Plan

KEY:

White - The property for sale.
 Yellow - The communal garden grounds.
 Brown - Vehicular access and parking area.
 Mauve - Pedestrian access to the property.



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)'.