



PETER MURPHY & Co
ESTATE AGENTS



3 Banff Crescent, Fort William, PH33 6TT

Offers Over £175,000

This immaculate 3 bedroom mid terrace property offers fantastic family accommodation in a popular location. Benefiting from double glazing and electric heating, this home would be an ideal first time purchase or for those seeking a well proportioned family home. Accommodation comprises; Entrance door opening to the hallway, with understairs storage and leading to the kitchen/dining room, cloakroom wc and staircase to the upper floor. The spacious and well appointed kitchen/dining room is open plan to the bright and welcoming lounge. Door from kitchen to rear porch, with door to rear garden. Staircase rises to upper floor which includes three good sized bedrooms and the modern shower room. Externally the front garden has an area of astroturf grass and a large driveway offering off street parking, with views to the Conaglen hills. The private, low maintenance rear garden has a paved patio area, an area of gravel and some raised flower beds. Included in the sale are the large timber shed and greenhouse.

ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to the kitchen/dining room, cloakroom wc and staircase to the upper floor.

LOUNGE

Accessed from the open plan kitchen/dining room the bright and welcoming lounge has French doors to front, ensuring plenty natural light reaches this comfortable living space.



KITCHEN/DINING ROOM

The spacious and well appointed kitchen/dining room has a good selection of wall and base units, gas fired cooker. Window to rear and door to rear porch.

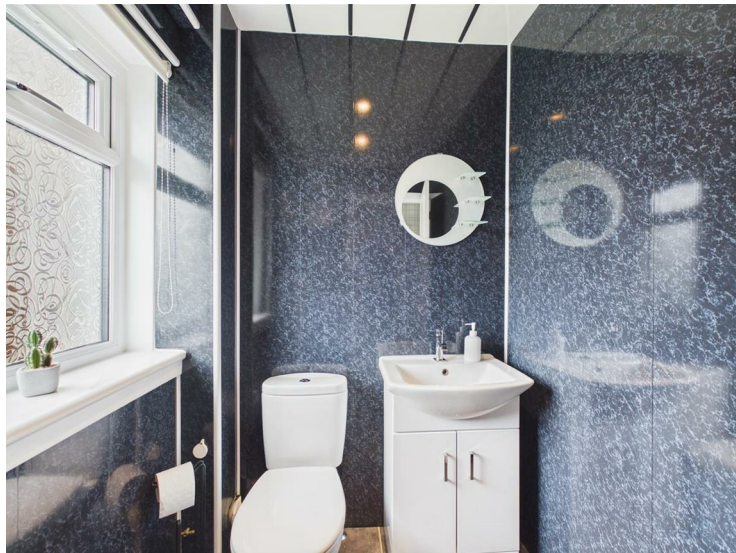


REAR PORCH

Door to rear garden

W/C

Accessed from the entrance hallway the cloakroom wc includes wc and wash hand basin. opaque window to front.



BEDROOM 1

Accessed from the upper landing this double bedroom has a window to front and recessed area for storage.



BEDROOM 2

Accessed from the upper landing this double bedroom has a window to rear and storage cupboard.



BEDROOM 3

Accessed from the upper landing this double bedroom has a window to rear.



SHOWER ROOM

The modern shower room includes wc, wash hand basin and shower cubicle with electric shower. Opaque window to rear.



FRONT GARDEN

The front garden has an area of astroturf grass and a large driveway offering off street parking, with views to the Conaglen hills.



REAR GARDEN

The private, low maintenance rear garden has a paved patio area, an area of gravel and some raised flower beds. Included in the sale are the timber shed and greenhouse.



FRONT ELEVATION

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.

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 of 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.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
77.5 m²

Balconies and terraces
40.4 m²

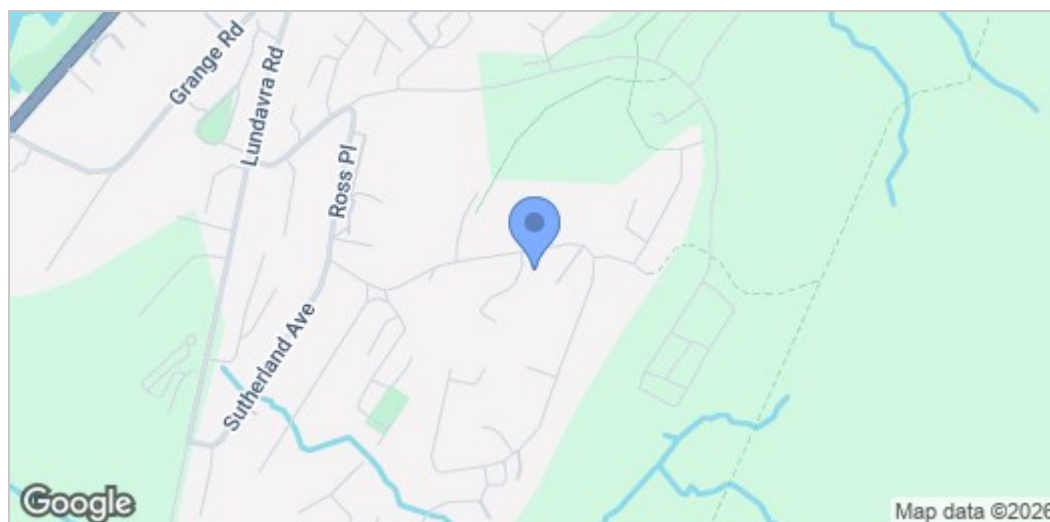
Reduced headroom
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		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.