



**West & Peter Murphy**  
Estate Agents



## **14 Inverloch Court, Fort William, PH33 6XE**

### **Offers Over £165,000**

Located in the highly desirable village of Inverloch, with views over the River Lochy to Loch Linnhe, this immaculate terraced villa offers comfortable family accommodation. Benefiting from double glazing and 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 with door to lounge/dining room. The spacious and bright front facing lounge provides a comfortable living and dining space with large picture window offering stunning views over Loch Linnhe towards the Conaglen and Banavie hills. Door from the lounge to the modern and stylish kitchen with door to rear garden. Stairway rises to upper floor, which includes a storage cupboard, two double bedrooms, both with fitted storage and family bathroom. Externally there is off street parking to the front. The front garden is laid to lawn. The rear garden has a large paved patio and gravel drying area. Timber shed included in the sale.



## Lounge/Dining Room

Accessed from the Entrance hallway. The spacious and bright front facing lounge provides a comfortable living and dining space with large picture window offering stunning views over Loch Linnhe towards the Conaglen and Banavie hills.



## Kitchen

Accessed from the lounge the modern and stylish kitchen has a good selection of wall and base units with contrasting worktops. Large understairs storage cupboard. Window and door to rear garden.



## Family Bathroom

Accessed from the upper landing the immaculate family bathroom includes wc, wash hand basin and bath with mains shower over. Opaque window to rear.



## Bedroom 1

Accessed from the upper landing, this good sized double bedroom has fitted storage and window to front.



## Bedroom 2

Accessed from the upper landing, this good sized double bedroom has fitted storage and window to rear.



## Front Garden

Front garden is laid to lawn.

## Rear Garden

The rear garden has a large paved patio and gravel drying area. Timber shed included in the sale.



## Drone Photo



## Rear View



## Front View



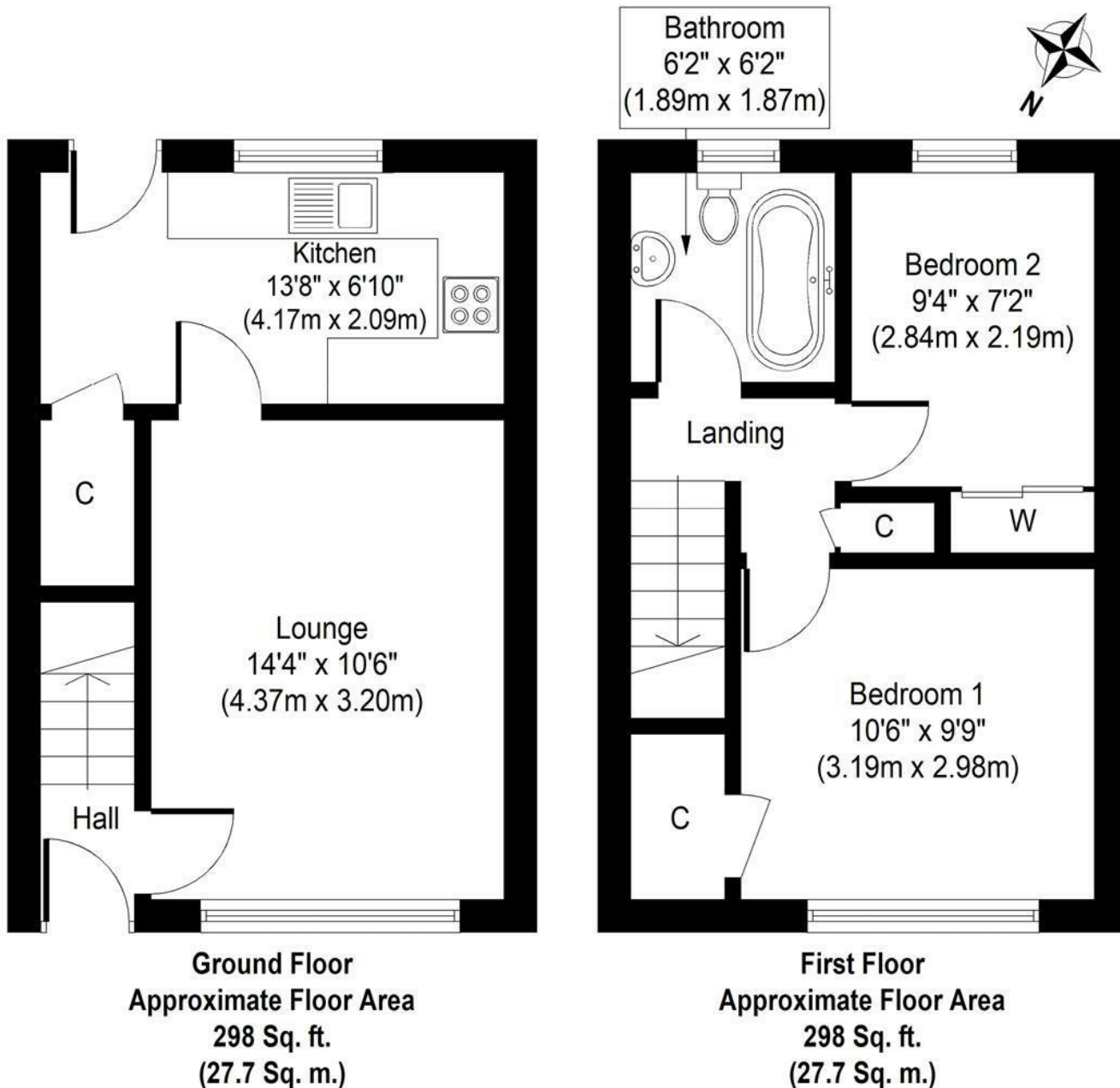
## Loch Linnhe



### Location

This lovely home is situated in highly desirable village of Inverlochy, 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 by road and 1 mile walking distance. 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.





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		84
(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

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.