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ESTATE AGENTS



31 Riverside Park, Fort William, PH33 7RB

Offers Over £290,000

Located in the highly desirable residential area of Riverside Park this stunning three bedroom detached bungalow offers attractive and spacious accommodation. This property is in walk in condition and should suit all types of buyers, from families to retirees. Accommodation comprises; entrance door opening to the hallway which leads to lounge, kitchen/dining room, family bathroom and all three bedrooms. Two storage cupboards. The welcoming lounge has a large picture window to front ensuring plenty natural light reaches this comfortable living space. The well appointed kitchen/dining room has a good selection of wall and base units with contrasting worktops and ample formal dining space. Off the kitchen is the useful utility room and WC with door to rear garden. The bathroom includes wc, wash hand basin, bath and separate shower cubicle with mains shower. There are three good sized bedrooms, all with fitted wardrobes and in good decorative order. Externally, there is a driveway offering off street parking and leading to the attached garage. with power, light. The front and large private rear garden are laid with stone chippings. The property also benefits from oil fired central heating and double glazing. Early viewing is highly recommended.

ENTRANCE HALLWAY

External door opens to the hallway. This provides access hallway which leads to lounge, kitchen/dining room, family bathroom and all three bedrooms. Two storage cupboards.

LOUNGE

The welcoming lounge has a large picture window to front with stunning views on Ben Nevis and ensuring plenty natural light reaches this comfortable living space.



KITCHEN/DINING ROOM

The modern and well appointed kitchen has a good selection of wall and base units with ample space for formal dining. Window to rear and door to utility room.



UTILITY ROOM

The utility room has some base units, worktop space, sink and drainer. Door to rear garden and door to WC.



CLOAKROOM WC

The WC includes wash hand basin and wc. Opaque window to side

BEDROOM 1

This double bedroom has a fitted wardrobe and window to rear.



BEDROOM 2

This double bedroom has a fitted wardrobe and window to front.



BEDROOM 3

This double bedroom has a fitted wardrobe and window to front.



FAMILY BATHROOM

The stylish family bathroom includes wc, wash hand basin, bath with shower hose and separate shower enclosure with mains shower. Opaque window to rear.



FRONT GARDEN

The front garden is laid with stone chippings with some trees and shrubs. Driveway offering off street parking and leading to the attached garage.

FRONT VIEW



REAR GARDEN

The large private rear garden is also laid with stone chippings.



LOCATION

The highly desirable residential area of Riverside Park is located approximately 2.5 miles from Fort William and offers a wide range of amenities. These include a supermarket, general store, chemist, post office, cafe and hairdressers in nearby Caol. There are 2 local primary schools and the secondary school is within walking distance. The world famous Caledonian Canal is located nearby. 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.

MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band E

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.



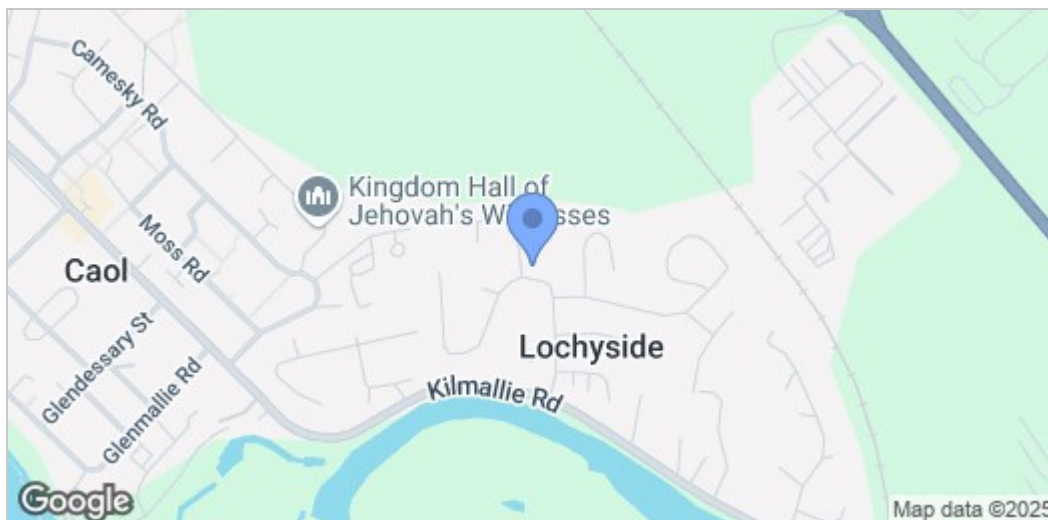
Approximate total area⁽¹⁾
87.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79
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.