



PETER MURPHY & Co  
ESTATE AGENTS



## 15 Inverlochy Place, Fort William, PH33 6BX

### Offers Over £245,000

Centrally located, within walking distance to Fort William town centre this property forms a very attractive semi-detached property with private off-road parking. This spacious family home has many appealing features such as a bright & spacious kitchen/diner extension, large sitting room fitted with a most attractive multi-fuel stove, modern shower room and 3 double bedrooms. Benefitting from being fully double glazed throughout (with the exception of the rear door) and electric heating adds to what this wonderful property can offer. This property could be an ideal family home, however would also work very well in the buoyant buy to let or holiday rental market. The property has extensive garden grounds to front and rear, offering privacy and plenty space to enjoy. There is a covered log store and shed included in the sale.



## ENTRANCE HALLWAY

External door opens to vestibule, which in turn opens to the hallway. Window to the side. Door to lounge, kitchen, shower room & storage cupboard.

## LOUNGE

Boasting windows to the front and the rear, allowing plenty natural light. Bright and modern with a multi-fuel stove and neutral decor.



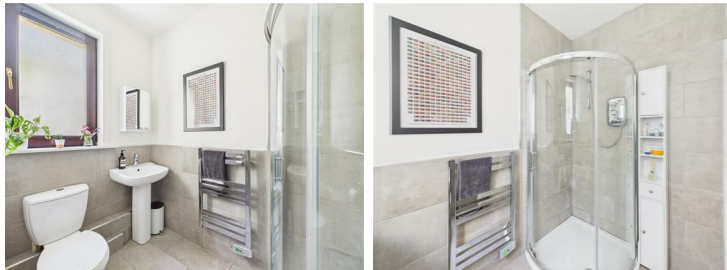
## KITCHEN/DINING ROOM

Carefully extended kitchen diner is fitted with wooden kitchen units and wooden work surfaces and laminate flooring, allowing a great family or entertaining space. Windows to the rear, side and two Velux windows. Plus door to the side garden leading to the wood store.



## SHOWER ROOM

This contemporary shower room has a fully tiled shower cubicle with Triton shower plus a white suite of WC and wash hand basin. Tiled flooring and heated towel rail completes this room. Opaque window to side.



## BEDROOM 1

Spacious double bedroom with windows to the front and rear. Built in wardrobe and cupboard housing the water tank.



## BEDROOM 2

Double bedroom with window to rear.



## BEDROOM 3

Double bedroom with window to side.



## DRIVEWAY

There is a gravel parking area to the rear of the garden offering off street parking for 2 vehicles.



## REAR GARDEN

The rear garden is mainly laid to lawn with a garden shed and large paved area out outside entertaining and relaxing.



## FRONT GARDEN

The front garden is laid to lawn with pathway to front and door and to side.

## FRONT ELEVATION

## LOCATION

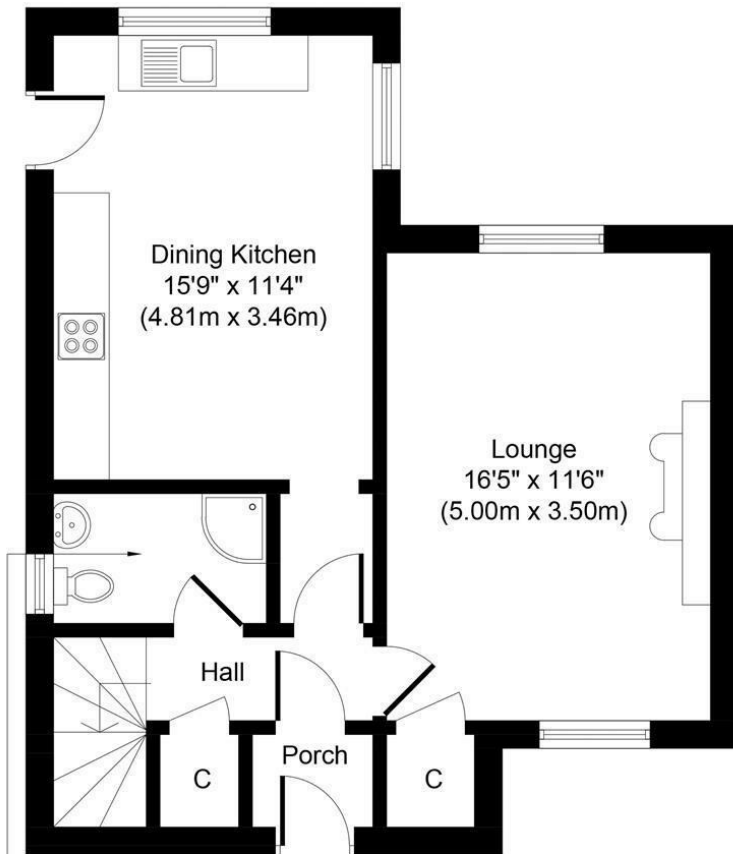
Inverloch Place is located just 1/4 mile or a 5 minute walk from the railway station, bus station, and Fort William high street. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West 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

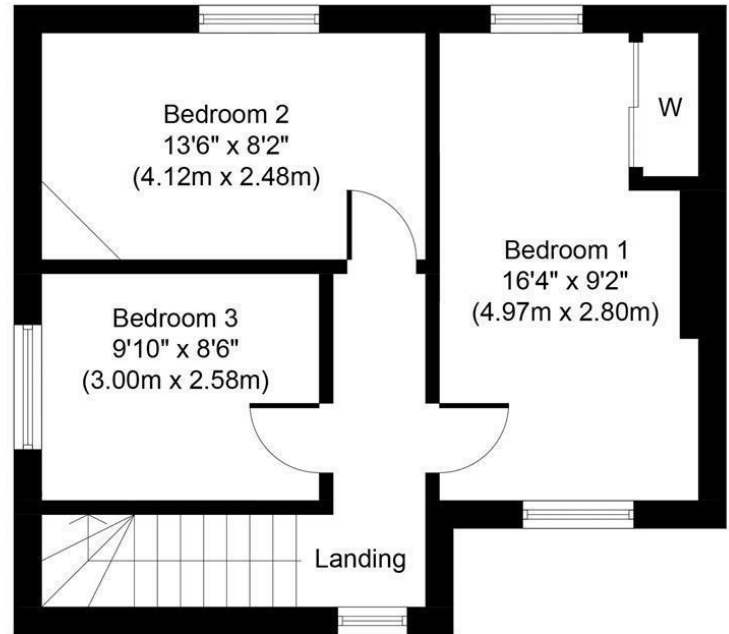
Tenure - Feehold  
Council Tax - Band C

## 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.

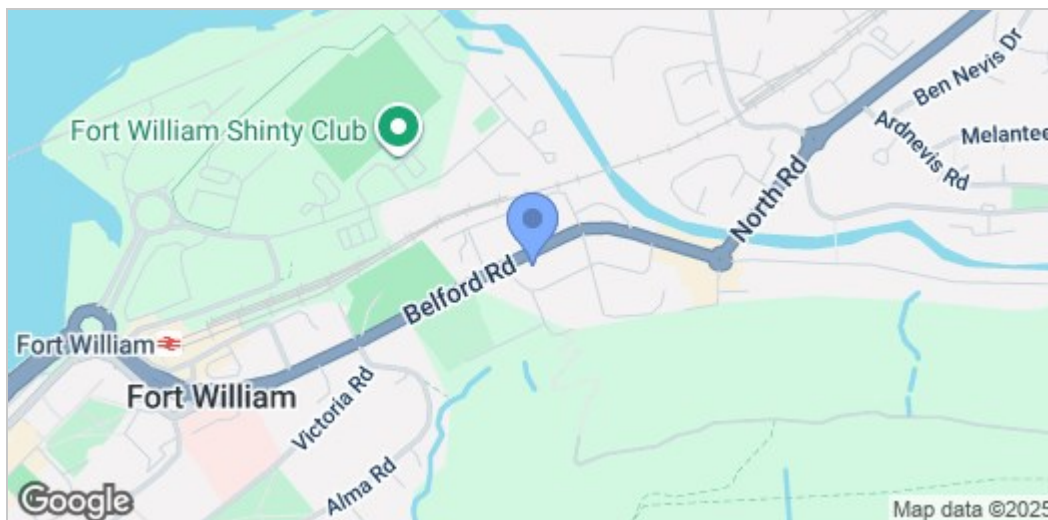


**Ground Floor**  
**Approximate Floor Area**  
**530 Sq. ft.**  
**(49.2 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**437 Sq. ft.**  
**(40.6 Sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		
(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.