



PETER MURPHY & CO  
ESTATE AGENTS



## **106 Lundavra Road, Fort William, PH33 6JU**

### **Offers Over £125,000**

This spacious first floor apartment offers comfortable family accommodation with views over Loch Linnhe towards the Conaglen and Ardgour hills. Although the property would benefit from modernisation it benefits from double glazing and electric heating and offers excellent value in the current market. This would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential, given the improvements needed. Accommodation comprises; Entrance door which opens to the hallway and leads to all three bedrooms, bathroom, kitchen/dining room, storage room and lounge. Walk in storage room and cupboard. The spacious and bright front facing lounge provides a comfortable living space and opens to the kitchen with ample dining space. The three good sized bedrooms and family bathroom complete the internal accommodation. Externally there is a communal drying area to rear with off street parking to rear.

## ENTRANCE HALLWAY

External door opens to the hallway. Provides access to all rooms.

## LOUNGE

The spacious and bright front facing lounge provides a comfortable living space and opens to the kitchen.



## KITCHEN/DINING ROOM

The kitchen has a good selection of wall and base units but requires improvement or replacement. Two storage cupboards. Window to front.



## BEDROOM 1

This double bedroom has a large storage cupboard and window to rear.



## BEDROOM 2

This double bedroom has a window to rear.



## BEDROOM 3

This single bedroom has a storage cupboard and window to rear.



## WC

The WC includes wc and wash hand basin.



## SHOWER ROOM

The shower room includes a wash hand basin and shower enclosure with electric shower.



## EXTERNAL

At the rear there is a large communal drying area and off street parking.



## VIEW



## REAR ELEVATION



## LOCATION

This home is located in an elevated position above Fort William. Fort William is known as 'The Outdoor Capital of the

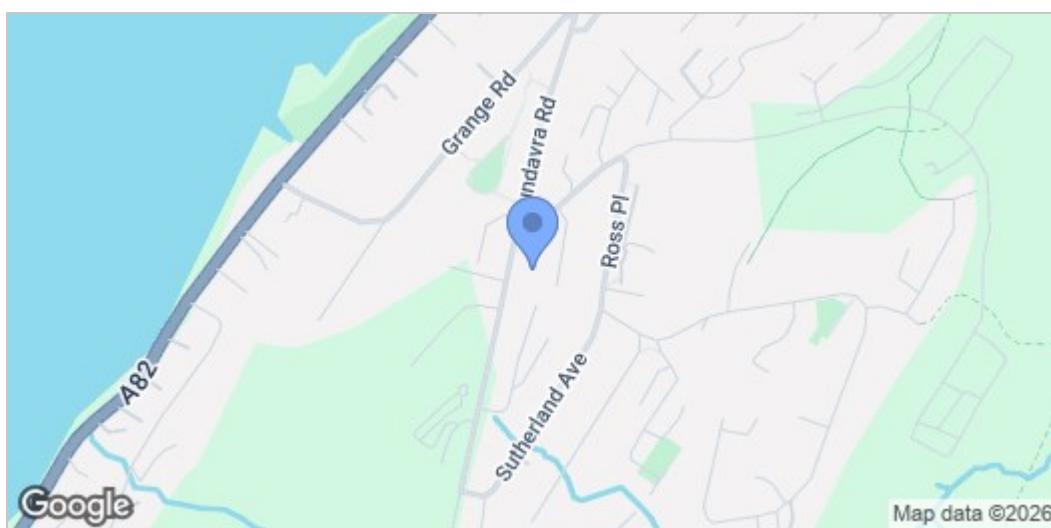
UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants, a bus station and railway station providing links to Mallaig, Glasgow, Edinburgh and London. There is a variety 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 or 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.



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	72	80
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 firms employment has the authority to make or give any representation or warranty in respect of the property.