



PETER MURPHY & Co
ESTATE AGENTS



Lismore Tomonie, Fort William, PH33 7LX

Offers Over £360,000

We are delighted to welcome to the market this fantastic five bedroom detached bungalow with stunning views of Ben Nevis & Aonach Mor, located in the highly desirable hamlet of Tomonie, Corpach, 4 miles from Fort William. Accommodation comprises; external door to vestibule and through to the hallway. The hallway provides access to the lounge, kitchen/dining room, utility room, 5 bedrooms, bathroom and staircase to attic room. Externally there is a large driveway offering extensive off street parking. To the side there are two timber sheds and a raised area of decking off the main bedroom, offering an area for outside entertaining and relaxing. This lovely property will suit those seeking a spacious family home or a property with excellent B&B potential. The property also benefits from oil fired central heating and double glazing.

ENTRANCE VESTIBULE

External door opens to the vestibule. Door to hallway.

HALLWAY

The hallway provides access to the lounge, kitchen/dining room, utility room, 5 bedrooms, bathroom and staircase to attic room.

LOUNGE

The bright and spacious lounge has a large picture window to front with stunning mountain views.



KITCHEN

The kitchen is open plan to the dining area and has a great selection of wall and base units with contrasting worktops. Window to rear and door to utility room.



BEDROOM 1

This double bedroom has two sets of double wardrobes and window to rear.



BEDROOM 2

This double bedroom has a set of double wardrobes and window to front.



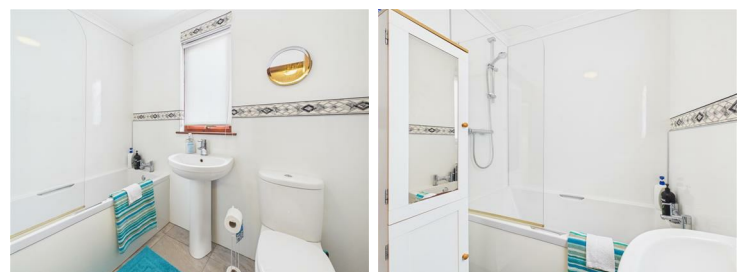
DINING AREA

The dining area offers ample space for formal dining. Window to rear.



BATHROOM

The family bathroom includes a wc, wash hand basin and bath with mains shower over. Opaque window to front.



UTILITY ROOM

The utility room is plumbed for a washing machine and has excellent storage. Door to side.

BEDROOM 3

This double bedroom has a set of double wardrobes and window to rear. Door to en-suite shower room



BEDROOM 3 EN-SUITE

This en-suite includes wc, wash hand basin and shower cubicle with mains shower.



BEDROOM 4(MAIN BEDROOM)

The spacious principal bedroom has French doors to external decking terrace and window to rear. Door to en-suite shower room.



BEDROOM 4 EN-SUITE

This en-suite includes a wc, wash hand basin and shower enclosure with mains shower. Opaque window to rear.



BEDROOM 5

This double bedroom has a set of double wardrobes and window to front.



ATTIC ROOM

Staircase rises from inner hallway to the large attic room with Velux windows to front and rear.



EXTERNAL

The property is approached by a large gravel driveway, offering plenty off street parking. There is an area of lawn and raised area of decking. Two garden sheds.



TERRACE

To the side there is a raised area of decking, off the main bedroom, offering an area for outside entertaining and relaxing.



distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

FRONT ELEVATION

VIEWS

LOCATION

Tomonie is located between Banavie and Corpach, approx 4 miles from Fort William. Local amenities include a post office, shop, pub and well respected primary school nearby, while the local secondary school is in close proximity. The famous Caledonian Canal and community owned, oak woodland are located a short walk from the property. It is ideally placed for all the amenities and attractions the area. Fort William is recognised as the "Outdoor Capital of the UK" and with rugged mountains and deep-sea lochs, the area hosts some of Scotland's most spectacular scenery and with it a host of birds and wildlife. Miles of unspoilt countryside provides terrain to please walkers and climbers of all aptitudes. Sailing, water sports, coastal cruising and fishing are all available locally. Field sports and mountain biking are other popular pursuits and the proximity to Nevis Range adds skiing to the list. The popularity of the area for winter sports complements summer tourism to drive strong levels of trade. Fort William is a thriving town with a wide range of social amenities plus many facilities and services including schools, medical facilities, shops, financial services, recreational amenities, as well as a rail and bus station. The A82 which is about a mile away is the arterial route which goes to Inverness in the north and Glasgow in the south. Thus, the location allows access to the wider Highlands.

MISCELLANEOUS INFORMATION

Tenure - Freehold

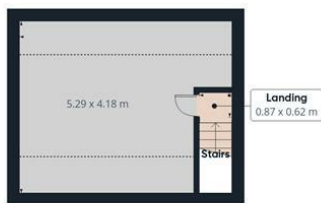
Council Tax - Band E

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾

153.7 m²

Balconies and terraces

13.3 m²

Reduced headroom

8.9 m²

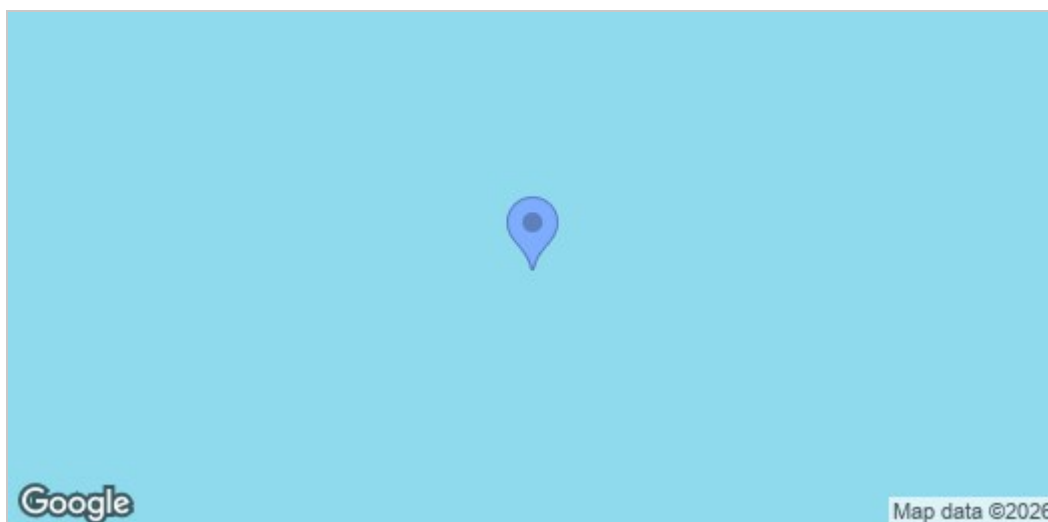
(1) Excluding balconies and terraces

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	66	70
(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.