



PETER MURPHY & Co  
ESTATE AGENTS



## 1 Glasdrum Mews, Fort William, PH33 6DL Offers Over £185,000

Nestled in the popular Glasdrum development in the picturesque town of Fort William, this immaculate two-bedroom semi-detached villa offers a delightful blend of comfort and modern living. Currently run as a successful holiday let, this property would be an ideal choice for small families, couples, or those seeking a letting income. Upon entering, you are welcomed into a spacious open-plan lounge, dining room, and kitchen, perfect for both entertaining guests and enjoying quiet evenings at home. The modern kitchen is well-equipped, providing a stylish space for culinary pursuits, while the adjoining lounge and dining area create a warm and inviting atmosphere. The villa features two well-proportioned bedrooms, offering ample space for relaxation and rest. The contemporary shower room is designed with modern fixtures, ensuring convenience and comfort for daily routines.

The large garden, which provides a wonderful outdoor space for gardening, play, or simply soaking up the sun. The garden is a perfect extension of the home, ideal for family gatherings.

Situated in a popular area of Fort William, this home benefits from a friendly community and easy access to local amenities, making it a desirable location for those looking to settle in this charming part of Scotland. With its immaculate condition and modern features, this semi-detached villa is a fantastic opportunity for anyone seeking a lovely home in a beautiful setting.

## ENTRANCE HALLWAY

External door opens to entrance hallway. Provides access to lounge and staircase to the upper floor.

## LOUNGE

This bright and welcoming lounge is open plan to the dining area. Large picture window to front.



## DINING AREA

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



## KITCHEN

The modern, well appointed kitchen has a good selection of wall and base units with contrasting worktops. Integral fridge freezer, dishwasher, electric oven and hob. Window to rear.



## UPPER LANDING

Staircase rises to upper landing. Provides access to three bedrooms and shower room. Storage cupboard.

## BEDROOM 1

This double bedroom has two storage cupboards and window to front



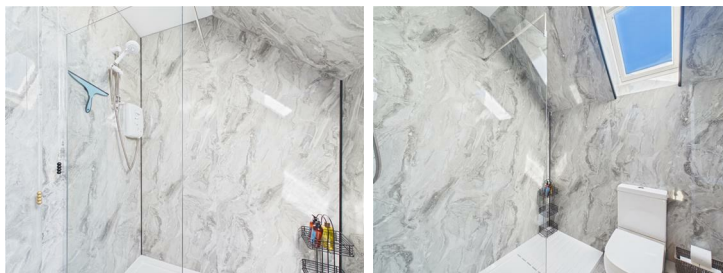
## BEDROOM 2

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



## SHOWER ROOM

The modern and stylish shower room includes wc, wash hand basin and wet-walled shower enclosure with electric shower.



## FRONT GARDEN

The mainly sloed front garden is laid to lawn



## FRONT ELEVATION



## SIDE GARDEN

The gravelled side garden has a seating area and drying area at the rear.



## LOCATION

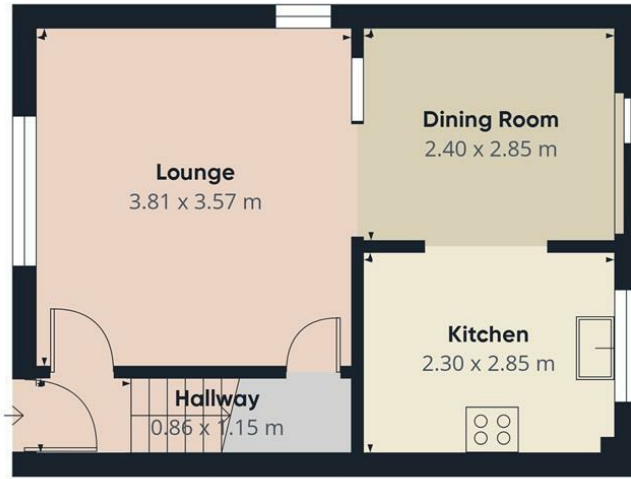
This home is located in an elevated position above Fort William. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants, 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

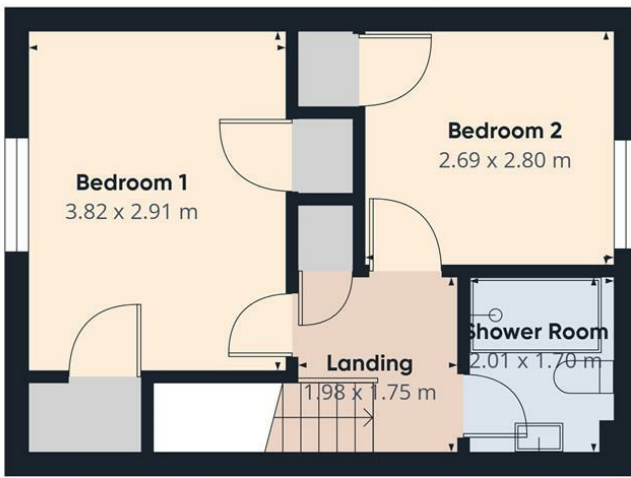
## DISCLAIMER

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.



Ground Floor

Approximate total area<sup>(1)</sup>  
57.8 m<sup>2</sup>

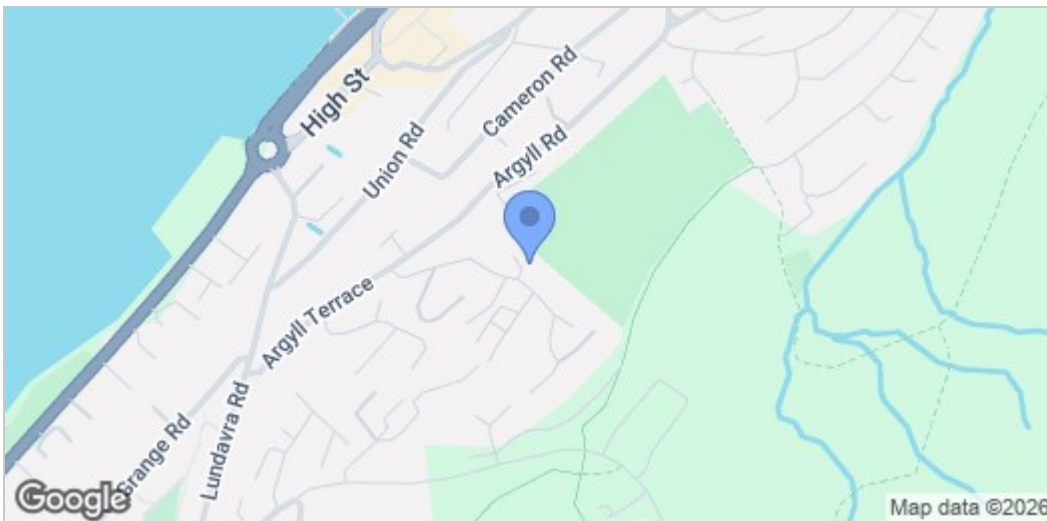


Floor 1

(1) Excluding balconies and terraces

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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Scotland</b>                             |  | EU Directive 2002/91/EC |           |

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