

MacArthur Stewart

87 High Street, Fort William PH33 6DG
Telephone: 01397 702455
Facsimile: 01397 705949

DX 531402 Fort William
[www. macarthurstewart.co.uk](http://www.macarthurstewart.co.uk)
fortwilliam@macarthurstewart.co.uk



5 Forestry Houses, Torlundy, PH33 6SW
Offers Over £80,000

- * 3 Bedrooms
- * Rural Location
- * Large Gardens





5 Forestry Houses is a spacious family house set within the beautiful woodlands at Torlundy, conveniently within cycle distance of Fort William, via the new cycle track. The surrounding woodlands boast some of the most extensive and challenging bike tracks

entrance vestibule, then the main hall, the wide I-shaped hall provides access to all other rooms.

KITCHEN - The kitchen has access to the rear gardens and there are windows overlooking the gardens to the rear and side.

LIVING ROOM - This large room has windows to the front and rear, there is also an open solid fuel fire.



within the country. Also just a short distance from the outdoor pursuits centre Nevis Range at the base of Aonach Mhor. The property is in need of modernisation and decoration as can be seen in the photographs.

HALL - The property is access first into an

BEDROOM 1 - This double bedroom has side and rear facing windows, overlooking the gardens. This room also benefits from built in cupboards.

BEDROOM 2 - Again a double room is to the front of the property, with window overlooking the front gardens. This room has the access hatch to the loft space.

BEDROOM 3 - This double bedroom has a window overlooking the rear gardens, and benefits from plenty of built-in cupboards.

BATHROOM - This room has a white three piece suite, the is also an opaque window to the rear.

GARDENS - The property has large gardens to three sides, mainly laid to lawn. The back garden has a wooden shed, which is also in



THE ACCOMMODATION AND APPROXIMATE MEASUREMENTS ARE AS FOLLOWS:-

HALL	4.9M x 2.5M
LIVING ROOM	5.5M x 3.6M
KITCHEN	3.4M x 3.0M
BEDROOM 1	4.5M x 3.6M
BEDROOM 2	3.9M x 2.7M
BEDROOM 3	4.3M x 2.7M
BATHROOM	2.5M x 1.8M

SERVICES: ELECTRICITY AND MAINS WATER & DRAINAGE.

PRICE: OFFERS OVER £80,000

ENTRY: BY ARRANGEMENT

COUNCIL TAX BAND: C

VIEWINGS: STRICTLY BY APPOINTMENT THROUGH SELLING AGENTS.

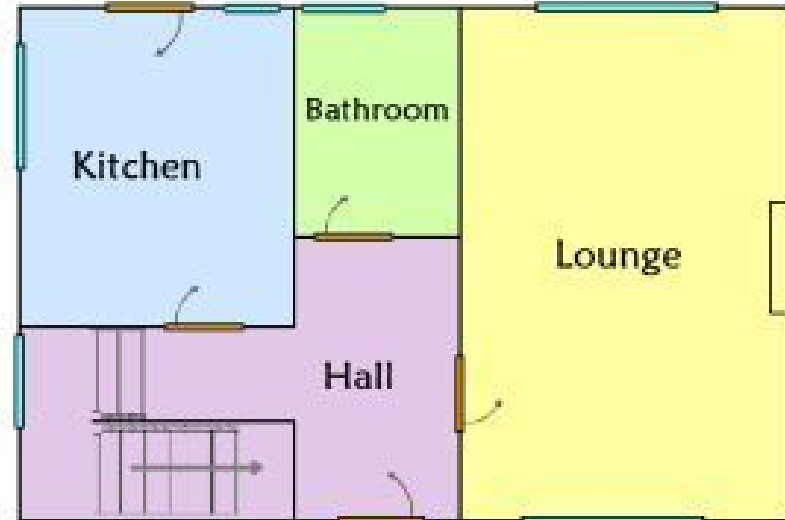
DIRECTIONS: Travelling toward Inverness from Fort William, turn left into Torlundy and follow the road over the single track rail bridge, with traffic lights, the property is the fifth house on the left hand side after this.

All measurements are approximate (taken at the longest and widest points) and any intending purchasers will be held to have satisfied themselves as regards size, extent, condition and accommodation before offering. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. We would therefore advise that availability of the property is checked before journeys commence.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



5 Forestry Houses - Ground Floor



Upper Floor

