

238, KILMALLIE ROAD, CAOL, FORT WILLIAM

A well presented and spacious two bedrooomed mid terrace house in good decorative order situated in the popular village of Caol.
Ideal for first time buyer, small family home or buy to let.



- ❖ Short distance to the nearby Caledonian Canal walks
- ❖ Popular village location
- ❖ Kitchen with fabulous views to Ben Nevis and Aonach Mhor
- ❖ Spacious dual aspect lounge
- ❖ Two spacious double bedrooms
- ❖ Bathroom
- ❖ Double Glazing
- ❖ Energy Performance Rating D-66

PRICE GUIDE £106,000

A mid-terraced house situated near the Caledonian Canal with fabulous views to Ben Nevis, Aonach Mor and the Nevis Range of mountains. The property is spacious, neutrally decorated and is in good order through-out. Benefits from, double-glazing, part electric and part wet heating system, low maintenance front and rear garden with potential off-street parking. This attractive three bedroomed property forms an ideal first-time buyer, small family home or buy to let.

ACCOMMODATION: Lounge, Kitchen, Two double Bedrooms and Bathroom

Situated just 3 miles outside Fort William in the popular village of Caol, with amenities to include a pharmacy, post office, variety of shops, takeaways, restaurant, and pub, a primary school, a community centre, children's swing park and Lochaber high school is within walking distance. There is a regular bus service to and from Fort William Town Centre.

Fort William is the main district town of Lochaber and is known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

ENTRANCE/INNER HALLWAY:

There is an external canopy and wooden front door with glazed side panels. The inner hallway has a large storage cupboard which houses the wet heating system and clothes pulley. Carpet flooring, access to first floor where there is matching carpet to stairs, landing and bedrooms. Access to loft.

LOUNGE: 6.38m x 3.24m (20'11" x 10'07") at widest points

Spacious dual aspect room with the window to the rear providing lovely views to Ben Nevis, Aonach Mor and the Nevis Mountain Range. Carpet flooring.

DIRECTIONS:

**238 Kilmallie Road, Caol,
Fort William, PH33 7HL**

From Fort William Town Centre travel on the A82 Inverness road until reaching the mini-roundabout at the BP petrol station/Ben Nevis Distillery. Turn left at the mini-roundabout on to the A830 Mallaig road. Carry on along the A830, turning off at the railway crossing at Caol (before reaching the Caledonian Canal). After crossing the railway line take the first road on the right, follow the road passing the Lochy Bar number 238 is in the first block of 4 properties on the left.



KITCHEN

3.55m x 3.10m (11'07" x 10'02") at longest x widest points

Rear facing, enjoying fabulous views to Ben Nevis and the surrounding mountains. With a variety of wall, drawer and base units and vinyl flooring. Access to rear garden.



BEDROOM 1

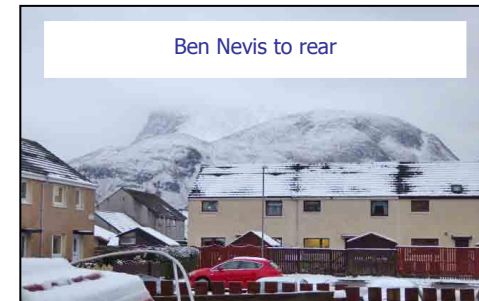
4.56m x 2.99m (14'11" x 9'09")

Spacious front facing double room with two built in cupboards one has shelving the other has hanging rails and shelving. Wall heater and carpet flooring.

BEDROOM 2

3.48m x 3.33m (11' 05" x 10'11")

Rear facing double bedroom with fabulous views to Ben Nevis and Aonach Mor. Built in cupboard with shelving and houses the water tank. Wall heater and carpet flooring.



BATHROOM

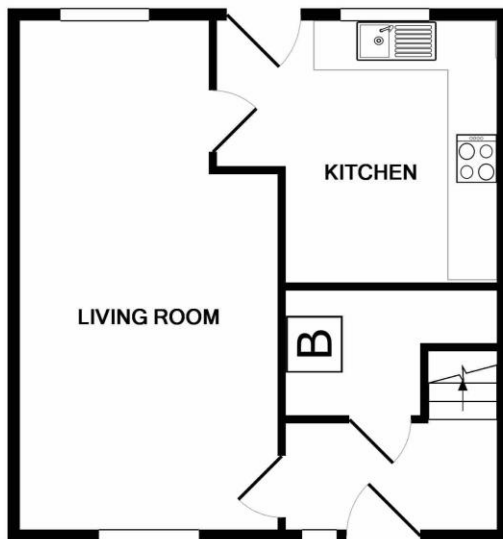
1.99m x 1.67m (6'06" x 5'05") at widest point.

Bath with shower over, wash hand basin with tiled splashback and W.C. Part tile walls, extractor fan, Dimplex style wall heater and vinyl flooring.

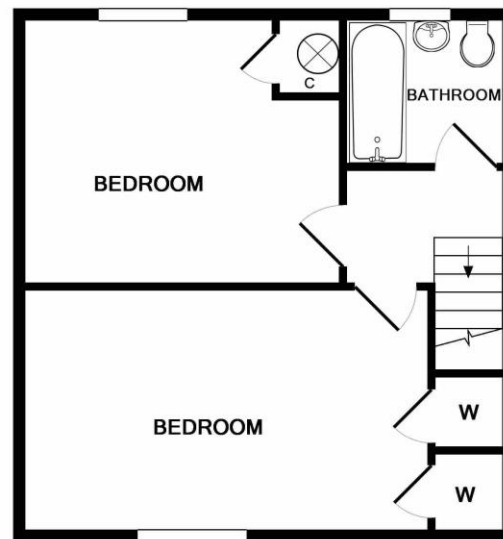


EXTERNALLY

There is parking on a first come basis immediately outside the front and rear of the property. The garden grounds are low maintenance both have an access path which is predominately surrounded by decorative chipping stones. There is a planted feature to the front.



GROUND FLOOR



1ST FLOOR

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:-

**McIntyre and Company
Solicitors and Estate Agents
38 High Street
Fort William
PH33 6AT**

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

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These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.