



**26, GLENDESSARY STREET,  
CAOL, FORT WILLIAM**

**PRICE GUIDE OF £150, 000**

## KEY FEATURES:

- ◆ Popular village location
- ◆ Lounge window provides lovely views to Ben Nevis and the Nevis Range
- ◆ Fitted Kitchen-diner with integrated appliances
- ◆ Three bedrooms
- ◆ Family bathroom (ground floor)
- ◆ Double glazing and oil-fired heating
- ◆ Detached garage
- ◆ Ideal first time buyer, buy-to-let or family home
- ◆ Energy Performance Rating D-63

## LOCATION/AMENITIES:

Situated in sought after location with just a short walk to the Caol Primary School, the Gaelic Primary School, Lochaber High School and the Medical Centre. The village of Caol is well serviced with its own grocery store with post office, supermarket, takeaways, community centre, bar and restaurant. A regular bus service operates to and from Fort William's town centre.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.



## DESCRIPTION:

Originally built around 1960 the property spans to approximately 92sq m. This is a bright and spacious property which is well presented and has been well maintained. The property benefits from double glazing, oil fired heating with radiators to each of the rooms, good storage to include fitted cupboards to all 3 generous bedrooms. There is a prominent use of wood and stain to the ground floor.

This is a popular location within the village as the swing park and shoreline are visible from the garden. No 26 forms an ideal first time buyer, buy-to-let or family home.

## DIRECTIONS: 26 GLENDESSARY STREET, CAOL, FORT WILLIAM, PH33 7AY

TRAVELLING NORTH: Take the A82 from Fort William, until reaching Lochy Bridge and turn left. At the traffic lights, take the 1<sup>st</sup> left following the road round past Farmfoods and onwards. Take the second left as you come into Caol onto Glendessary Street and number 26 is on the right hand side towards the shorefront.

### **ENTRANCE PORCH/INNER HALLWAY/STAIRS & LANDING:**

Under stairs storage and built-in cupboard in the hallway. Window on the landing which has useable space. Carpet flooring to all. There is access to the loft from the landing which is partially floored, insulated, has lighting and a drop down ladder.

### **LOUNGE: 4.70m x 3.79m (15'05" x 12'05") (at widest points)**

Front facing enjoying lovely mountain views. Recessed shelving to one side of the fireplace. Quality fitted laminate flooring.



### **KITCHEN-DINER: 4.66m x 2.74m (15'03" x 8'11")**

Spacious, rear facing, fitted kitchen-diner with a variety of wall, drawer and base units. Integrated appliances include a double oven, hob, extractor, dishwasher and washing machine. Tile effect vinyl flooring. Access to the rear garden.

### **FAMILY BATHROOM: 2.73m x 1.98m (8'11" x 6'06")**

Comprises: Bath with shower and side screen over with wet wall finish around the bath area. Extractor fan, heated towel rail, W.C, wash hand basin and vinyl flooring.



### **BEDROOM 1: 4.70m x 2.76m (15'05" x 9')**

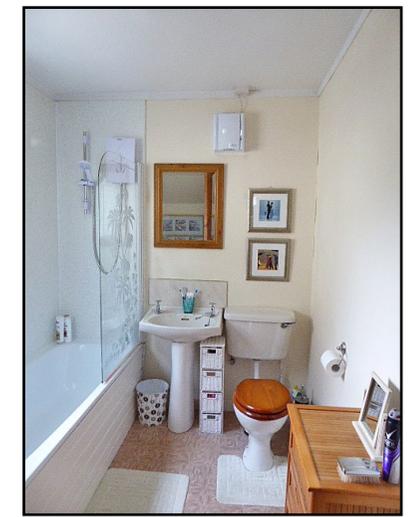
Bright and spacious rear facing room with hillside views,. Fitted cupboard. Carpet flooring.

### **BEDROOM 2: 3.83m x 2.86m (12'06" x 9'04") at widest points**

Front facing with fabulous views towards Ben Nevis and Aonach Mor. Built in cupboard and laminate flooring.

### **BEDROOM 3: 3.83m x 2.77m (12'06" x 9'01")**

Front facing with fabulous views towards Ben Nevis and Aonach Mor. Built in cupboard and laminate flooring.



## EXTERNAL

The property benefits from front and rear gardens which has gated access to both. At the front there is wire fence to the sides and a privacy hedge to the front.

There is a well maintained and pretty garden to the front which has a low level retaining wall that is bordered by a variety of flowers, small shrubs and a central grassed area.

The rear is fairly low maintenance with a patio seating area and a small number of shrubs to the rear. There is a wooden garage outwith the properties boundary which is included in the sale price. It should be noted that there is ground rent payable to the Highland Council which is currently set at £120 pa. There is a communal path alongside the garage. Outside lighting and a tap.



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A HOME REPORT IS AVAILABLE

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