



PETER MURPHY & Co  
ESTATE AGENTS



## 1 Glencairn Villas Kilmallie Road, Fort William, PH33 7HL

Located just 50 yards from the world famous Caledonian Canal and with views of Ben Nevis, this outstanding semi detached property will suit all types of buyers. This home is in immaculate condition and is a truly 'walk-in' property. Accommodation comprises entrance hallway with large storage cupboard and providing access to shower room/wc, lounge/kitchen and staircase to upper floor. The sumptuous open plan lounge/kitchen is a bright and welcoming living space with a modern and stylish kitchen. Ample dining space and door to rear garden. Staircase rises to the upper floor which has two large double bedrooms and a shower room. Externally there is a large off street parking area to the front. The rear garden is laid to lawn with a paved patio area and with stunning views of Ben Nevis. The property also benefits from oil fired central heating and double glazing.



## ENTRANCE HALLWAY

External door opens to entrance hallway. Provides access to shower room wc, lounge/kitchen and staircase to upper floor. Large storage cupboard



## LOUNGE/KITCHEN

Accessed from the hallway the sumptuous open plan lounge/kitchen is a bright and welcoming living space with a modern and stylish kitchen. Windows to front, rear and side. Door to rear garden.



## KITCHEN

The modern kitchen has a good selection of wall and base units. Integral electric oven and hob.



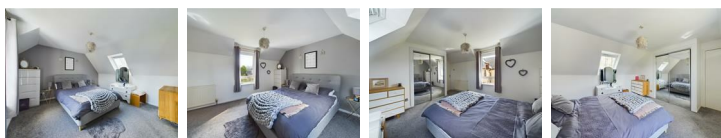
## DOWNSTAIR SHOWER ROOM

Accessed from the hallway this room includes wc, wash hand basin and shower enclosure with electric shower.



## BEDROOM 1

Accessed from the upper landing this large double bedroom has fitted wardrobes with Velux to side and window to rear.



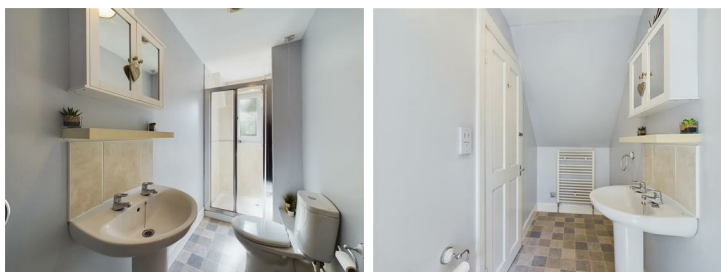
## BEDROOM 2

Accessed from the upper landing this large double bedroom has a storage cupboard with Velux to side and window to front.



## UPSTAIR SHOWER ROOM

Accessed from the upper landing this room includes wc, wash hand basin and shower enclosure with electric shower.



## FRONT ELEVATION



## DRIVEWAY





## LOCATION

The welcoming village of Caol is located approximately 3 miles from Fort William and offers a wide range of amenities. These include a supermarket, general store, chemist, cafe and hairdressers. There are 2 local primary schools and the secondary school is within walking distance. The world famous Caledonian Canal is located nearby. 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.

## MISCELLANEOUS INFORMATION

Tenure - Freehold.

Council Tax - Band C.

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

## REAR GARDEN

The rear garden is laid to lawn with a paved patio area and with stunning views of Ben Nevis.



## VIEW



## CALEDONIAN CANAL





Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
87.6 m<sup>2</sup>

Reduced headroom  
4.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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.