



PETER MURPHY & Co
ESTATE AGENTS



23 Torlundy Road, Caol, PH33 7EB

Fixed Price £150,000

NEW FIXED PRICE - £5000 BELOW VALUATION

This three bedroom end terrace villa offers spacious family accommodation in the desirable village of Caol. Benefiting from double glazing and solid fuel central heating this home would be an ideal first time purchase or for those seeking a well proportioned family home. Although this property would benefit from modernisation it still offer excellent value in the current market.

Accommodation comprises; Entrance porch opening to the hallway, with two storage cupboards and leading to the lounge, dining room and kitchen. Staircase rises to upper floor which includes 3 good sized bedrooms and family bathroom with separate shower cubicle. Externally there are gardens to front and rear, with off street parking to rear, timber garage and shed.

ENTRANCE HALLWAY

External door opens to porch and through to the entrance hallway. Provides access to the lounge/dining room and staircase to upper floor. Two storage cupboards.

DINING AREA

Accessed from the entrance hallway the dining area has a window to front and opens to the lounge.



LOUNGE

The bright and welcoming lounge has a multi-fuel burner as it's focal point and patio doors leading to the conservatory. Door to kitchen.



KITCHEN

Accessed from the lounge the kitchen has a window to rear and door to the rear porch



REAR PORCH

This useful rear porch provides space for additional white goods and storage. Door to rear garden.

CONSERVATORY

The conservatory provides and excellent space to relax.



BEDROOM 1

Accessed from the upper landing this double bedroom has a window to rear.



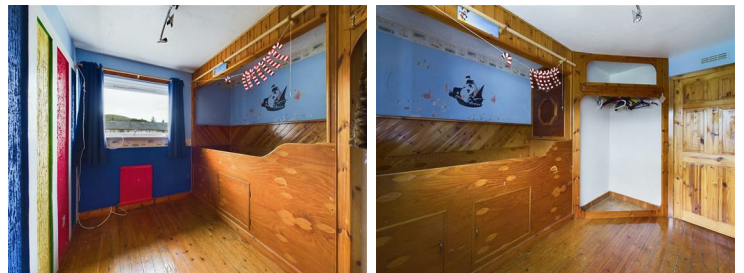
BEDROOM 2

Accessed from the upper landing this double bedroom has a window to front.



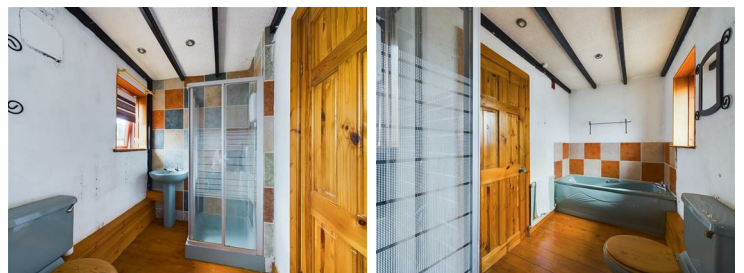
BEDROOM 3

Accessed from the upper landing this bedroom has a built in single bed and window to front.



BATHROOM

The family bathroom includes wc, wash hand basin, bath and separate shower cubicle with electric shower.



REAR GARDEN



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, post office, 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 providing links to Mallaig, Glasgow, Edinburgh and London.

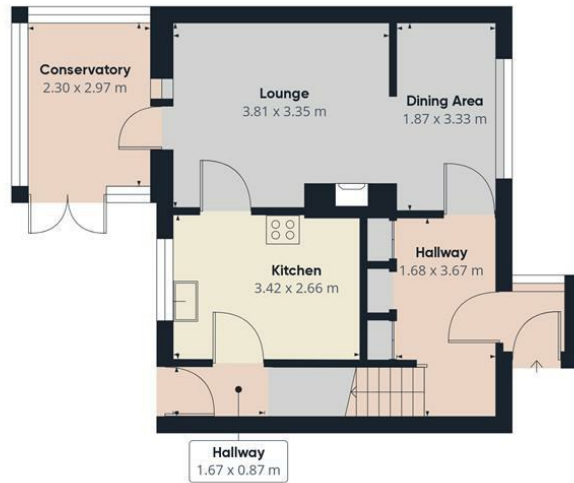
MISCELLANEOUS FACTS

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 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 area¹⁾
86.85 m²



Floor 1

(1) Excluding balconies and terraces

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			
(81-91) B			
(69-80) C			76
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		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.