



PETER MURPHY & Co  
ESTATE AGENTS



## 8 Mackay Crescent, Caol, Fort William, PH33 7JB

### Fixed Price £185,000

NEW FIXED PRICE £185,000

Located in the desirable village of Caol, this spacious end terrace property offers fantastic family accommodation. Benefiting from double glazing and oil fired central heating this home would be an ideal first time purchase or for those seeking a well proportioned family home. Accommodation comprises; Entrance door opening to the hallway, with a large walk in cupboard and leading to the lounge, dining room, kitchen and staircase to the upper floor. The spacious lounge has a large picture window to front and glazed doors opening to the dining room. From there a door leads to the well appointed kitchen. which has a good selection of wall and base units with window and door to rear garden. Staircase rises to upper floor which includes three good sized double bedrooms and the family bathroom. Externally the front garden is laid to lawn. The low maintenance rear garden is laid with gravel. To the side is off street parking and a carport.

## ENTRANCE HALLWAY

External door opens to the hallway. Large storage cupboard. Door to lounge and staircase to upper floor.

## LOUNGE

The bright and welcoming lounge has a large picture window to front and glazed doors opening to the dining room.



## DINING ROOM

This room offers ample formal dining space. Window to rear and door to kitchen.



## KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops and ceramic sink and drainer. Window and door to rear garden.



## BEDROOM 1

This double bedroom has a window to front.



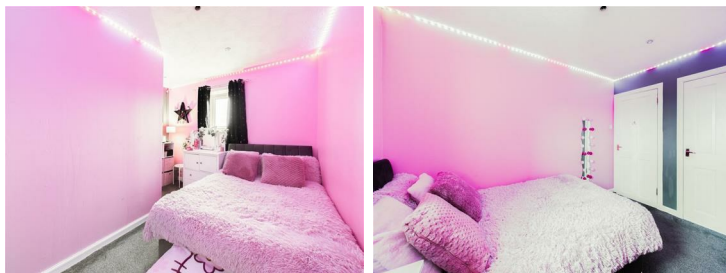
## BEDROOM 2

This double bedroom has a window to rear.



## BEDROOM 3

This double bedroom has a window to front. Large storage cupboard.



## BATHROOM

The family bathroom includes wc, wash hand basin and bath with shower over.



## FRONT GARDEN

The front garden is laid to lawn.



## REAR GARDEN

The low maintenance rear garden is laid with gravel. To the side is off street parking and a carport.



### DRIVEWAY & CARPORT



### LOCATION

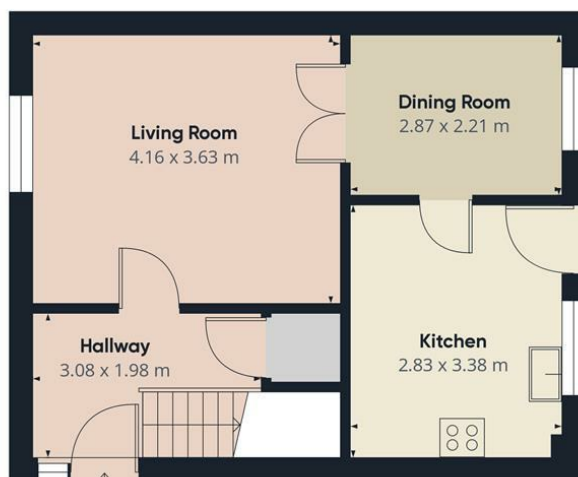
The welcoming village of Caol is located approximately 3 miles from Fort William and offers a wide range of amenities. These include a supermarket, chemist, cafe and hairdressers. There are 2 local primary schools, a playpark nearby and the secondary school is within walking distance. The world famous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

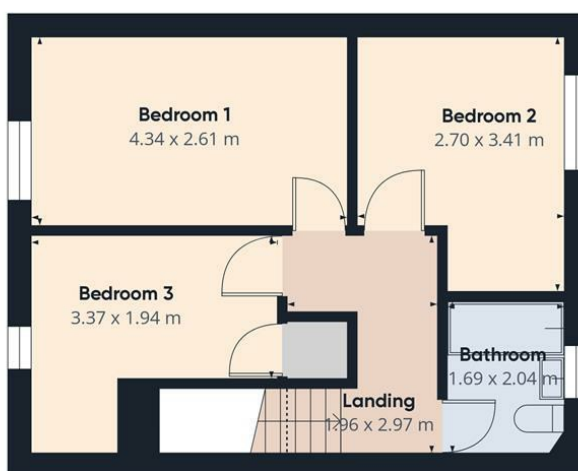
Tenure - Freehold  
Council Tax - Band C

### 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.



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
74.3 m<sup>2</sup>

**Reduced headroom**  
0.02 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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.