



PETER MURPHY & CO
ESTATE AGENTS



42 Camesky Road, Fort William, PH33 7EP Offers Over £210,000

Located in the desirable area of Caol, Fort William, this immaculate family home, currently run as a successful B&B, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families, couples, or those seeking an excellent letting opportunity. Property comprises; external door opening to the spacious entrance hallway. The hallway benefits from two large cupboards and provides access to the lounge/dining room, kitchen and staircase to the upper floor. The bright and welcoming lounge/dining room serves as the heart of the home, providing a warm and inviting space for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The house features a modern and stylish shower room and a modern and stylish kitchen. There are three good sized bedrooms (one with en-suite shower room). Externally the front garden is laid with coloured gravel and some shrub borders. There is also a lovely decked seating area for outside entertaining and relaxing. The low maintenance rear garden is a mix of paving and gravel and the attached garage offers off street parking to rear. There is the added benefit of four modern external sheds for guests to use for storage and drying. The property is surrounded by the stunning natural beauty that Fort William is renowned for, making it an excellent choice for those who enjoy outdoor activities such as hiking, cycling, and exploring the breath-taking landscapes of the Scottish Highlands. Camesky Road is conveniently located, offering easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. In summary, this charming property is a fantastic option for anyone seeking a comfortable and inviting home in a beautiful location. Don't miss the chance to make this delightful property your own.

ENTRANCE HALLWAY

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

LOUNGE/DINING ROOM

This bright and airy, dual aspect lounge/dining room ensures plenty natural light reaches this comfortable living space. Ample space for formal dining.



KITCHEN

The modern and stylish kitchen has an excellent selection of gloss white wall and base units with contrasting worktops. Large storage cupboard. Window and door to rear.



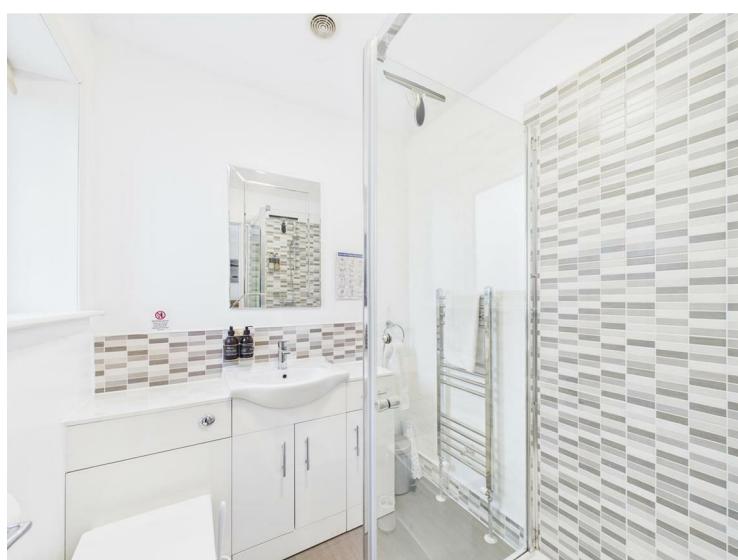
BEDROOM 1

This double bedroom has a window to rear and door to the en-suite shower room.



BEDROOM 1 EN-SUITE

The stylish shower room includes wc, wash hand basin, heated towel rail and shower enclosure with mains shower.



BEDROOM 2

This large double bedroom is currently used as a twin and has a window to front with views of Ben Nevis.



BEDROOM 3

This single bedroom has a storage cupboard and window to front.



SHOWER ROOM

The contemporary shower room includes wc, wash hand basin, heated towel rail and shower enclosure with electric shower.



FRONT GARDEN

The front garden is laid with coloured gravel and has some shrub borders. There is also a lovely decked seating area for outside entertaining and relaxing. Cold water external tap.



FRONT ELEVATION



REAR GARDEN

The low maintenance rear garden is a mix of paving and gravel and the attached garage, with power and light offers gated off street parking to rear. Hot water external tap. There is the added benefit of four modern external sheds for guests to use for storage and drying.



STORAGE SHEDS

Four individual locked storage sheds provide storage for clothing, bikes etc and/or drying for guests.



REAR ELEVATION



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 INFORMATION

Tenure - Freehold

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.



Approximate total area⁽¹⁾

99 m²

Ground Floor



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	59	70
EU Directive 2002/91/EC		

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