



2 Erracht Drive

Caol, Fort William, Inverness-shire, PH33 7AX

Guide Price £245,000

Fiuran
PROPERTY

2 Erracht Drive,

Caol, Fort William, Inverness-shire, PH33 7AX

2 Erracht Drive is a beautifully presented 4 Bedroom mid-terrace House in excellent order throughout, with enclosed garden to front & rear, and with wonderful unrestricted views of Loch Linnhe, Fort William, and the Ardgour Hills, it will make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely 4 Bedroom mid-terrace House
- Convenient village location
- Unrestricted loch & mountain views
- Porch, Hallway, Lounge, Kitchen/Diner
- Bathroom and 4 Bedrooms (1 with En Suite)
- Multi fuel stove in Lounge
- Double glazed windows
- Oil fired central heating
- Internal fire doors throughout
- Private enclosed garden to front & rear
- 3 Timber sheds in rear garden
- Free parking to front
- Access at side to rear garden
- Wonderful family home



2 Erracht Drive is a beautifully presented 4 Bedroom mid-terrace House in excellent order throughout, with enclosed garden to front & rear, and with wonderful unrestricted views of Loch Linnhe, Fort William, and the Ardgour Hills, it will make a wonderful family home.

The Ground Floor accommodation comprises Entrance Porch, Hallway with stairs rising to the first floor, Lounge, modern fitted Kitchen/Diner and family Bathroom.

The First Floor accommodation offers the Upper Landing with stairs rising to the second floor, and 3 Bedrooms.

The Second Floor consists of a Landing, and double Bedroom with En Suite Shower Room.

In addition to its peaceful location, this property is fully double glazed and benefits from oil fired heating. It is set within attractive low maintenance grounds. There is free on-street parking to the front of the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front garden and entrance into the entrance Porch or via the rear garden into the Kitchen.

ENTRANCE PORCH 1.6m x 1m

With external door to the front elevation, storage cupboard, tiled flooring, and glazed door leading to the Hallway.

HALLWAY 3.6m x 2m (max)

With carpeted stairs rising to the first floor, radiator, laminate flooring, and doors leading to the Lounge, Kitchen/Diner and Bathroom.

LOUNGE 5.1m x 4.3m

Spacious and bright room, with bay windows to the front elevations taking full advantage of the wonderful views, multi fuel stove, radiator, and fitted carpet.

KITCHEN/DINER 4.2m x 3.2m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink & drainer, double electric oven & ceramic hob, stainless steel extractor hood, tiled splashbacks, dishwasher, breakfast bar (which can easily be removed if not required), space for American style fridge/freezer, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, and sliding patio doors to the rear elevation leading to the rear garden.

BATHROOM 2m x 2m

With frosted window to the rear elevation, white suite comprising bath with shower over, wash basin & WC, set in a vanity unit, heated towel rail, and tiled flooring.

UPPER LANDING 4.2m x 2m (max)

With carpeted stairs rising to the second floor, window to the front elevation, radiator, fitted carpet, and doors leading to Bedrooms One, Two and Three.

BEDROOM ONE 3.3m x 3.2m

With window to the front elevation with unrestricted views of the loch and beyond, built-in wardrobe with sliding mirror doors, radiator and fitted carpet.



BEDROOM TWO 3.8m x 2.8m (max)

With window to the rear elevation, built-in cupboard, radiator, and fitted carpet.

BEDROOM THREE 3.5m x 2.8m

With window to the rear elevation, radiator, and fitted carpet.

SECOND FLOOR LANDING 1.8m x 1.5m

With fitted carpet, and door leading to Bedroom four.

BEDROOM FOUR 4m x 3.8m

With dual aspect Velux windows to the front & rear elevations, built-in wardrobe, radiator, fitted carpet, and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 1.6m

With white suite comprising shower enclosure, wash basin & WC, heated towel rail and tiled flooring.

GARDEN

With well-maintained, low maintenance enclosed garden grounds to the front & rear. The front is laid with Astroturf offset with paved pathway. The rear garden is laid with concrete and houses 3 timber sheds. There is free parking to the rear and on-street parking to the front.



2 Erracht Drive, Caol



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. Oil tank.

Council Tax: Band C **EPC Rating:** C59

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

FORT WILLIAM

Fort William is a town with a population of around 10,500, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population.



LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Continue straight on for approx.1 mile. Turn second left onto Glendessary Street then right onto Erracht Drive. Number 2 can be identified by the For Sale sign.

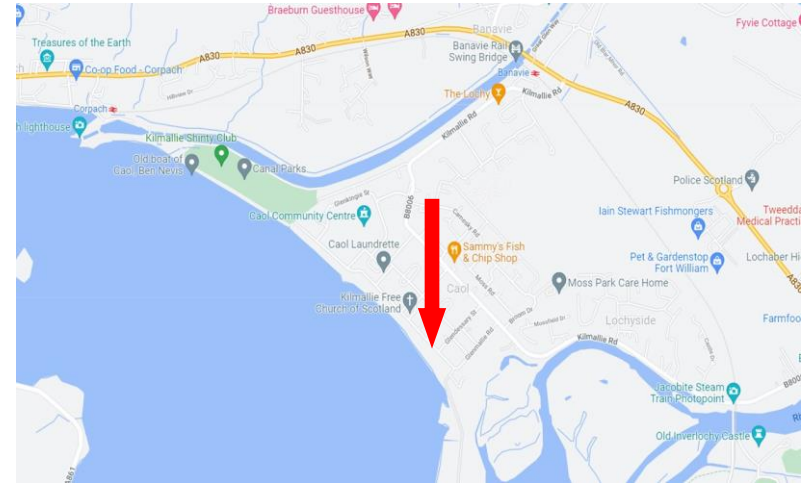
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine, Invercoe,
Glencoe, PH49 4HP.

