



15 Cameron Place

Caol, Fort William, PH33 7BP

Guide Price £220,000

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PROPERTY

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Caol, Fort William, PH33 7BP

15 Cameron Place is a stunning end-terrace House with 3 Bedrooms. Located in the popular & picturesque village of Caol. With low-maintenance enclosed garden and with views of Ben Nevis & Aonach Mor, it would make a wonderful family home, perfect purchase for first time buyers or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 3 Bedroom end-terrace House
- Beautifully presented & in walk-in condition
- Convenient village location, close to amenities
- Views towards Ben Nevis & Aonach Mor
- Entrance Hall, Lounge, Kitchen, Dining Room
- Bathroom, Upper Landing, 3 Bedrooms
- Fully fitted out Loft with power & lighting
- Double glazed windows & doors
- New roof & solar panels (May 2025)
- Low maintenance enclosed garden
- Timber shed & detached Garage
- Free on street parking to front & rear
- Wonderful family home
- Ideal buy-to-let investment



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The spacious ground floor accommodation comprises entrance Hall with stairs rising to the first floor, under stairs storage area, Lounge, Kitchen, Dining Room and Bathroom.

The bright first floor accommodation offers the Upper Landing with storage cupboards & carpeted stairs rising to the fully fitted out Loft and 3 Bedrooms.

In addition to its convenient location, 15 Cameron Place offers accommodation in a traditional layout and benefits from being fully double glazed with UPVC windows & external doors and has oil fired central heating.

The village of Caol is approximately 3 miles north of Fort William town centre and lies at the northern shore of Loch Linnhe. Caol offers a supermarket, chemist, fish & chip shop, takeaway shops, local primary schools, hairdressers, churches, community centre, restaurant & pub. A regular bus service operates between Caol & Fort William.

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

APPROACH

Via the enclosed front garden and entrance into the Hallway or via the side garden into the Dining Room.

HALLWAY 3.8m x 2m

With external door to the front elevation, carpeted stairs rising to the first floor, storage cupboard housing the electrical fuse box, radiator, laminate flooring and doors leading to the Lounge and Bathroom.

LOUNGE 4.7m x 3.9m

With window to the front elevation, feature electric fire, radiator, laminate flooring, and door leading to the Kitchen.

KITCHEN 4.7m x 2.7m

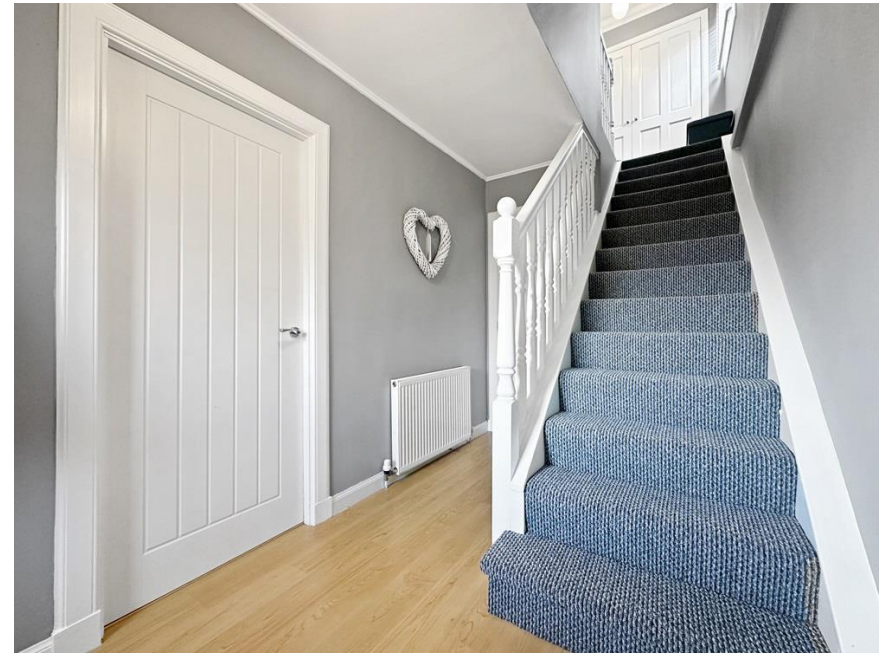
Semi-open plan to the Dining Room, fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink, electric oven & hob with extractor hood over, splashbacks, breakfast bar, integrated fridge/freezer, integrated dishwasher & washing machine, radiator, laminate flooring.

DINING ROOM 4.4m x 3.1m

Semi open-plan to the Kitchen, with windows to the rear elevation, radiator, laminate flooring and sliding patio doors leading to the rear garden.

BATHROOM 13.7m x 2m

With white suite comprising shower cubicle with electric shower, bath, wash basin set in a vanity unit, WC, heated towel rail, cushioned flooring and frosted window to the side elevation.





UPPER LANDING

With window to the side elevation, large storage cupboard, fitted carpet, doors leading to all 3 first floor Bedrooms and carpeted stairs rising to the fully fitted out Loft.

BEDROOM ONE 3.7m x 2.7m

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

BEDROOM TWO 3.9m x 2.7m

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

BEDROOM THREE 4.2m x 2.8m

With window to the rear elevation, built-in wardrobe with sliding mirror doors, radiator and fitted carpet.

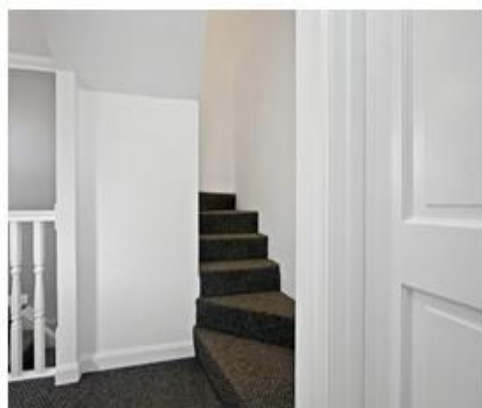
FITTED OUT LOFT 6m x 4m (max)

With Velux window to the rear elevation, 2 storage cupboards, radiator and fitted carpet.

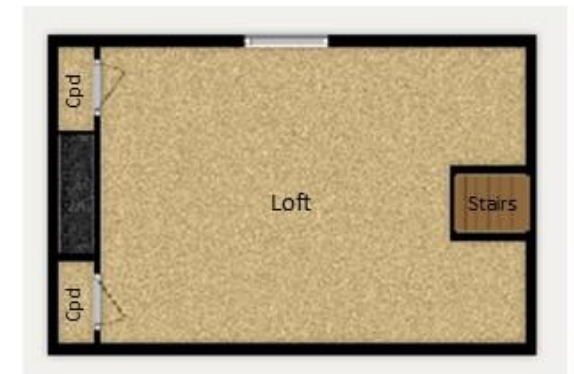
GARDEN

The low maintenance garden surrounds the property. The front garden is bounded by a timber fence and laid with gravel offset with paving slabs. The side garden is also bounded by a timer fence and laid with paving slabs offset with gravel. The rear garden is again bounded by a timber fence and laid with gravel with paving slabs, the perfect place to relax and for dining alfresco with patio doors leading out from the Dining Room. The rear garden houses a timber shed and detached garage. Free on street parking is to the front & rear of the property.





15 Cameron Place, 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

Council Tax: Band B

EPC Rating: D63

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.



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 the junction beside Farmfoods A 8006. Continue ahead on Kilmallie Road. Pass the Co-op supermarket on the right, turn left thereafter into Glenpane Steet. Then next right into Clunes Avenue. just Then turn next left into Cameron Place. Number 15 is the last property on the left-hand side and 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.

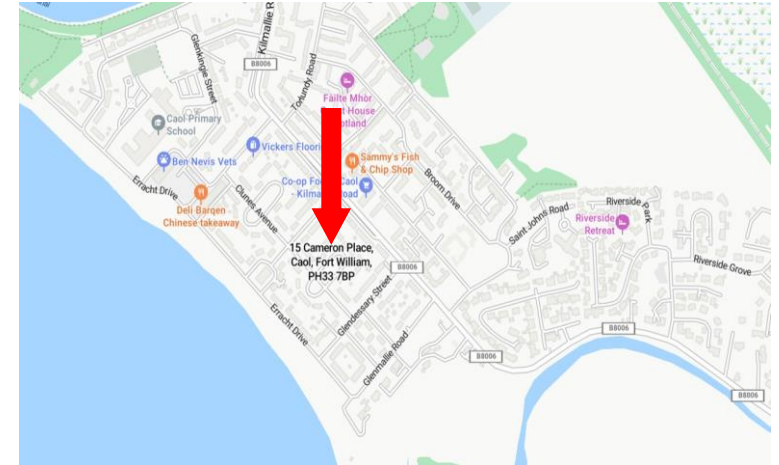
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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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