



## 29 Clunes Avenue

Caol, Fort William, PH33 7BJ

Guide Price £165,000

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PROPERTY

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# 29 Clunes Avenue

Caol, Fort William, PH33 7BJ

29 Clunes Avenue is a very desirable & spacious mid-terrace House with 3 Bedrooms. Located in the popular & picturesque village of Caol. With enclosed garden to the front & rear, 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 mid-terrace House
- Convenient village location, close to amenities
- Entrance Hallway, Lounge, Kitchen
- Bathroom, Upper Landing, 3 Bedrooms
- Large Loft (with development potential)
- Multi fuel stove in Lounge
- Oil fired central heating
- Double glazed windows & doors
- Enclosed garden to front & rear
- Timber shed in rear garden
- Council Tax banding - B
- Free on street parking to front
- Wonderful family home
- Ideal buy-to-let investment



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The ground floor accommodation comprises entrance Hallway with stairs rising to the first floor, under stairs storage cupboard, Lounge, Kitchen and Bathroom.

The bright first floor accommodation offers the Upper Landing and 3 double Bedrooms.

In addition to its convenient location, 29 Clunes Avenue 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 close into rear garden and into the Rear Porch.

#### **HALLWAY**

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

#### **LOUNGE** 4.8m x 3.9m (max)

With bay window to the front elevation, multi fuel stove, radiator, laminate flooring and door leading to the Kitchen.

#### **KITCHEN** 3.9m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink, electric cooker with stainless steel extractor hood over, dishwasher, space for free standing fridge/freezer, plumbing for washing machine, radiator, laminate flooring window to the rear elevation and door leading to the Rear Porch.

#### **REAR PORCH** 1.3m x 1m

With windows to the side & rear elevations, laminate flooring and external door leading to the rear garden.

#### **BATHROOM** 2m x 1.7m

With white suite comprising bath, wash basin & WC, radiator, laminate flooring and frosted window to the rear elevation.





### UPPER LANDING

With window to the rear elevation, fitted carpet, doors leading to all 3 first floor Bedrooms and hatch access to the Loft.

### BEDROOM ONE 3.8m x 2.4m

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

### BEDROOM TWO 3.8m x 2.8m

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

### BEDROOM THREE 4.7m x 2.8m

With 2 windows to the rear elevation, built-in wardrobe radiator and fitted carpet.

### LOFT

There is a large Loft which is accessed via a hatch in the Upper Landing. This area may offer potential for further development (subject to the relevant planning consents).

### GARDEN

With private garden to the front & rear of the property. The front garden is bounded by a timber fence & hedging plants and is laid partly with grass with a concrete path leading to the front door. There is a covered close between the adjoining house that leads through to the rear garden. The rear garden is bounded by timber fences and is laid partly with grass and partly with paving slabs, the perfect place to relax and for garden furniture. The rear garden houses a timber shed. Free on street parking is to the front of the property.



## 29 Clunes Avenue, 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 onto A8006. Continue ahead on Kilmallie Road. Pass the Co-op supermarket which is on the right, take second left after the Co-op onto Glenpane Steet. Then next left into Clunes Avenue. Number 29 is on the right-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.

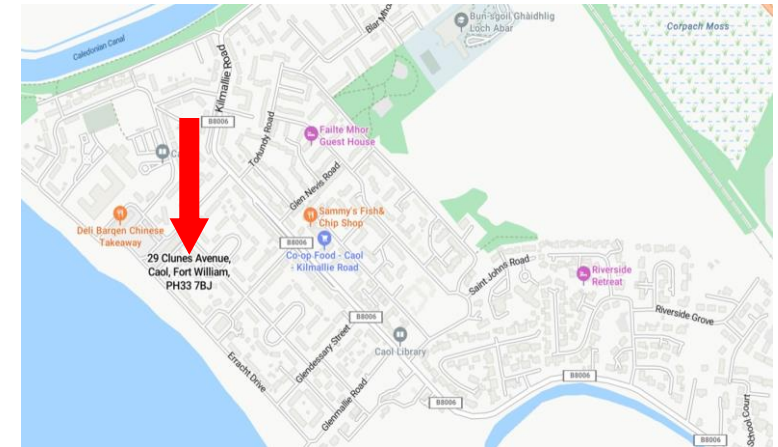
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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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