



3 Stone Place



3 Strone Place

Caol, Fort William, PH33 7ED

Guide Price £180,000

Fiuran
PROPERTY

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Caol, Fort William, PH33 7ED

3 Strone Place is a 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, a perfect purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious mid-terrace House
- Convenient village location, close to amenities
- Porch, Hallway, Lounge/Diner, Kitchen
- Upper Landing, 3 Bedrooms and Bathroom
- Excellent storage including Loft
- Multi fuel stove in Lounge
- Oil fired central heating
- Double glazed windows
- Enclosed garden to front & rear
- Timber shed in rear garden
- Council Tax banding - C
- Free parking to front
- No onward chain



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The ground floor accommodation comprises entrance Porch, Hallway, Lounge/Diner and Kitchen.

The first floor accommodation offers the Upper Landing, 3 Bedrooms and family Bathroom.

In addition to its convenient location, 3 Strone Place provides accommodation in a traditional layout, benefits from being fully double glazed and has oil fired central heating. This property is bought to the market without an onward chain.

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, 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 front garden and entrance into the Porch.

PORCH 1.3m x 1m

With laminate flooring and door leading to the Hallway.

HALLWAY 3.7m x 1.7m

With window to the front elevation, carpeted stairs rising to the first floor, 2 storage cupboards, radiator and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER 6.2m x 3.4m (max)

With windows to the front elevation, attractive multi fuel stove, radiator, laminate flooring and external French doors leading out to the rear garden.

KITCHEN 3.5m x 3.4m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink, double electric oven, electric ceramic hob with stainless steel extractor hood over, space for free standing fridge/freezer, plumbing for washing machine, understairs storage cupboard, partly tiled walls, window to the rear elevation, tiled flooring and external door leading out to the rear garden.

UPPER LANDING 3.6m x 0.9m

The stairs are laid with carpet and the landing laid with laminate flooring, doors leading to all 3 Bedrooms & the Bathroom and hatch access to the Loft.



BATHROOM 2.4m x 1.6m

With modern white suite comprising freestanding bath, large walk-in shower enclosure with power shower over, wash basin set in a vanity unit, WC, heated towel rail, tiled walls & tiled flooring and 2 frosted windows to the rear elevation.

BEDROOM ONE 3m x 2.7m (max)

L-shaped with window to the front elevation, radiator and fitted carpet.

BEDROOM TWO 4.3m x 3m

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

BEDROOM THREE 3.3m x 2.8m

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

GARDEN

With garden to the front & rear of the property. The front garden is bounded with a mixture of timber fence & hedging plants and is laid partly with gravel with a concrete path leading to the front door. The front garden houses the oil tank. The rear garden is bounded by timber fences and is laid partly with gravel and partly with paving slabs. There is also a patio area leading out from the Diner which is the perfect place to relax and for garden furniture. The rear garden houses a large timber shed. Free on street parking is to the front of the property.



3 Strone 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 C

EPC Rating: D55

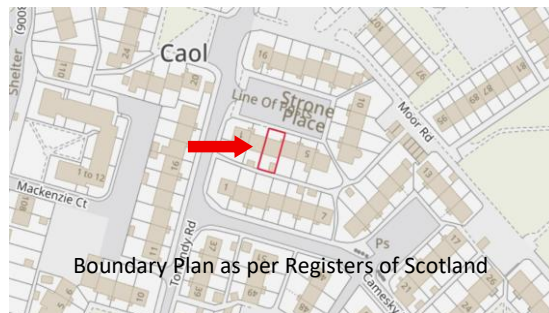
Local Authority: Highland Council

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.



Boundary Plan as per Registers of Scotland

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 right after the Co-op shop on to Torlundy Road, then second right onto Strone Place. Number 3 is on the right 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.

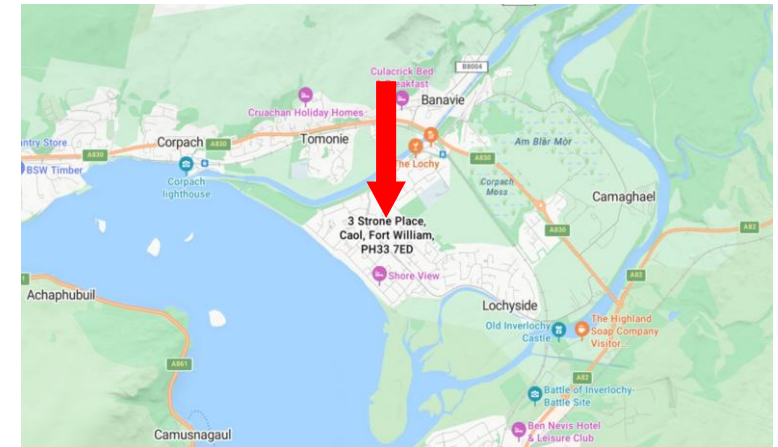
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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