

# 18, CAMAGHAEL ROAD, CAOL, FORT WILLIAM



**PRICE GUIDE £170,000**



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## KEY FEATURES:

A 360 degree virtual tour is available for this property on request

Popular village location with all amenities nearby

Spacious, well maintained and beautifully presented mid-terrace family home

Lounge-Diner, modern fitted Kitchen

4 bedrooms (1 en-suite) and a modern Shower Room

A fabulous 1st time buyer opportunity or buy to let

Central Heating/Modern Double Glazing/ Communal off street parking

Energy Performance Rating D-64

## LOCATION/AMENITIES:

Caol is a well equipped village approximately 3 miles from Fort William town centre. There is a well stocked supermarket, post office, chemist, local primary schools, a well supported community centre, restaurant & pub. A regular bus service operates between Caol & Fort William.

Fort William, is the main district town of Lochaber, also known as the "Outdoor Capital of the UK". The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis.

Fort William has developed an enviable reputation for providing all manner of outdoor pursuits including hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, cinema, tourist information centre and railway station with links to Mallaig, Inverness Glasgow, and Edinburgh as well as the overnight sleeper to London.

**DIRECTIONS:** 18, Camaghael Road, Caol, Fort William, PH33 7HX.

Travel north from Fort William on the A82 Inverness Road, at the BP/Ben Nevis Distillery roundabout turn left. Continue on the A830 until just before the Banavie Railway Station and turn left into Caol. Take the 1st left onto Ardgour Road, then the second right into Mackay Crescent. Take the first right into Camaghael Road. No. 18 is off Road and overlooks the open green. Rear access and parking is at the end of Camaghael Road to the right of the garages. It has fence and gated access to the garden.

## DESCRIPTION:

Situated in a popular village location enjoying views towards Ben Nevis and the surrounding hillside.

Originally built around 1975 this lovely mid-terrace family home spans approximately 88 square metres and forms a fabulous opportunity for a first time buyer or buy to let.

In addition to its convenient location, this 4 bedroomed property benefits from a lovely fitted kitchen, 2 shower rooms, double glazing, central heating which is provided by a modern `Heatrae` electric boiler. Each of the 4 bedrooms have quality fitted carpet, there is good storage and a large, partially floored loft which has lighting and is accessed from the landing via a portable ladder. Externally there is an enclosed rear garden and communal off street parking.

Accommodation Comprises: Ground Floor: Entrance Hall, Lounge-Diner, Kitchen, Bedroom. 1st Floor: 3 Bedrooms (1 en-suite) and Shower Room.

## LOUNGE-DINER 6.38m x 3.25m (20'11" x 10'7") (at longest point)

A lovely bright and spacious room with dual windows which affords the room with plenty of natural daylight. Built in cupboard with glass fronted door and shelving. Laminate flooring. Open aspect to the front which overlooks the communal grassed area and enjoys views towards Ben Nevis.



**FITTED KITCHEN: 4.10m x 2.78m (13'5" x 9'01")**

A modern fitted kitchen with a variety of wall, drawer and base units, a large, walk in pantry style cupboard, integrated dishwasher, double oven, hob and extractor. Wood effect vinyl flooring. Access to rear garden and parking.



**GROUND FLOOR BEDROOM 1: 3.56m x 2.01m (11'8" x 6'07")**

Overlooks the communal grassed area and has views towards Ben Nevis.



**FIRST FLOOR:**

**SHOWER ROOM: 1.86m x 1.63m (6'01" x 5'03")**

Modern shower room with fully tiled walls and floor, extractor fan, large corner shower cubicle, W.C and Wash Hand Basin.



**BEDROOM 2, En-Suite: 3.15m x 2.90m (10'03" x 9'06")**

Rear facing with lovely views towards the surrounding hillside. Built in louver cupboards with storage units above.

**EN-SUITE: 1.77m x 1.63m (5'09" x 5'04")**

Fully tiled walls and floor, extractor, corner shower cubicle, W.C and Wash Hand Basin.

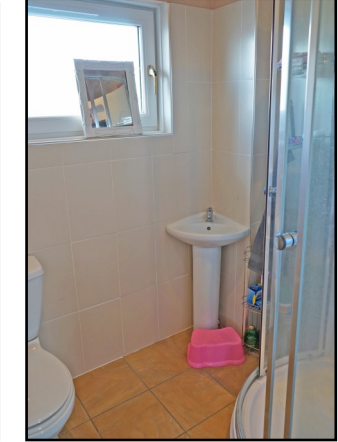
**BEDROOM 3: 3.81m x 2.56m (12'06" x 8'04")**

Lovely views toward Ben Nevis and the surrounding hills. Good storage with two built in cupboards.



**BEDROOM 4: 3.74m x 2.01m (12'03" x 6'07")**

Front facing with hillside views. Recessed seat or storage area.

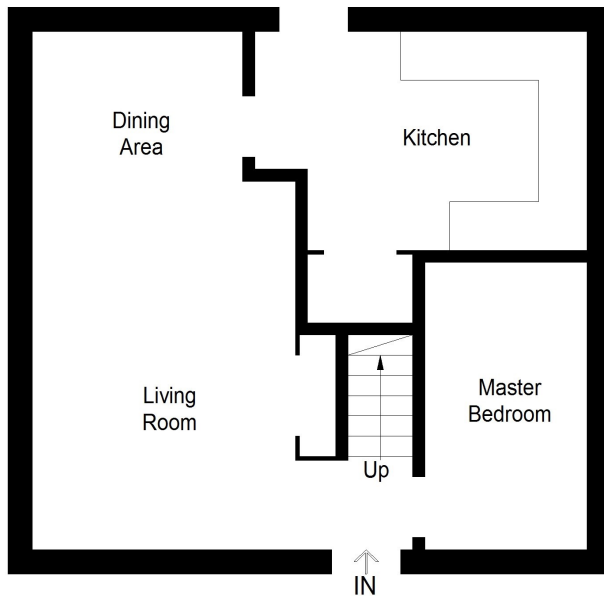




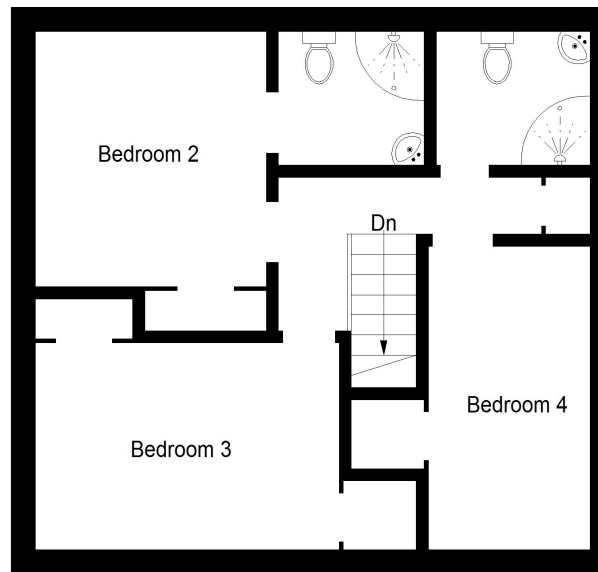
## EXTERNALLY:

There is garden ground to the front and rear of the property. The front has partially hedge and partially fenced boundary. A concrete path leads through the garden to the front door, either sides of the path is an area of grass.

The rear garden is relatively private with wooden boundary fences and an access gate which leads to off street parking. The rear garden is low maintenance and comprises a full patio, an outside tap and a large timber shed.



Ground Floor



First Floor

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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