

# 152, KILMALLIE ROAD, CAOL, FORT WILLIAM

**mcintyre & co**  
*Solicitors & Estate Agents*



- Well presented and spacious end of terrace family home
- Large corner plot with wrap around garden
- Three bedrooms, lounge, kitchen, dining room & shower room
- Enjoys hillside views.
- Double glazing / Good storage / Neutral décor through-out
- Within walking distance of amenities to include Lochaber High School.
- Energy performance rating D-67 / Tenure is freehold
- Council tax band C / Communal off street parking



**GUIDE PRICE**  
**£170,000**



## DESCRIPTION

McIntyre & Company are delighted to bring 152 Kilmallie Road to the market. This well presented and spacious 3 bedroom family home spans approx. 82sq m and was built around 1970. The property is situated in a popular residential area of Fort William close to amenities.

The property sits on a large corner plot with a wrap around garden and enjoys hillside views from most of the rooms. In addition to its convenient location the property benefits from spacious living accommodation, good storage, PVCu double glazing and neutral décor through-out.

To the rear is a fitted kitchen-diner complete with a variety of wall, drawer and base units. The dining area has adequate space to accommodate a table and 4 chairs and is conveniently adjacent to the kitchen and lounge. There is a small utility area off the kitchen that currently houses the electric warm air heating system which we understand is not fully functional.

All of the bedrooms have an attractive outlook and two have built in cupboards with shelving.

EPR D-67 / Council Tax Band C / Tenure is Freehold

It should be noted that any appliances have not and will not be tested and are sold as seen.

## DIRECTIONS 152, Kilmallie Road, Caol, Fort William, PH33 7HH

From Fort William town centre head North on the A82, Belford Road until reaching the Shell filling Station. Turn left onto the A830 road to Mallaig. Just before the train crossing turn left into Caol and take an immediate right into Kilmallie Road, pass the Lochy Bar continuing until you drive past the 2nd bus stop in Kilmallie road where there is parking on the left. No 152 is off the main road (take the street number sign indicating to No 150 and No 152 is at the end of the access path).

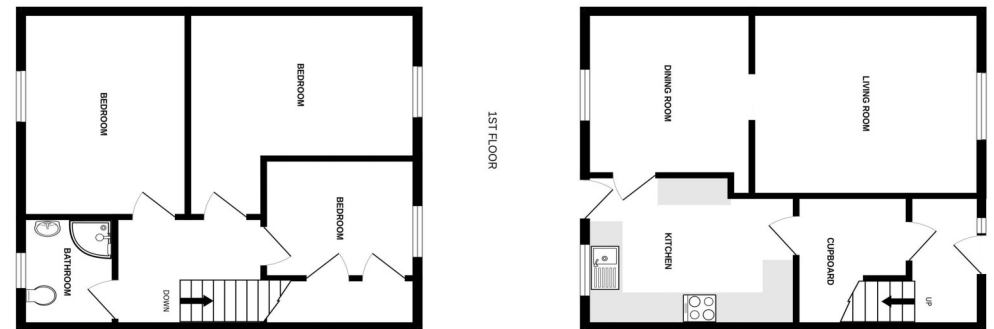
## LOCATION/AMENITIES

Conveniently located in a peaceful area of Caol, on the outskirts of Fort William but within easy reach of the town centre. Lochaber High School is within walking distance of the property and there is a well stocked Co-Op shop that is also a short walk. The property is on the bus route to the Town Centre with links to the Medical Centre and Lochaber High School.

Fort William is the main district town of Lochaber, 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 West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis. There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

## ACCOMODATION COMPRISES

Hallway, Lounge, Kitchen-Diner, Utility area, Bathroom and Three Bedrooms.



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.

**ENTRANCE HALLWAY 2.77m x 1.30m (9'01" x 4'03")**

Access to Kitchen, Lounge and first floor. Carpet flooring.

**LOUNGE 4.19m x 3.54m (13'09" x 11'07")**

Bright and spacious room with arch opening that provides access to the dining room. A large front window affords the room with plenty of natural daylight and provides attractive hillside views. Fire with marble effect hearth, mantle and surround. Carpet flooring.

**KITCHEN 3.55m x 3.33m (11'07"x 10'10")**

Rear facing, with a variety of wall, drawer and base units. Wood effect vinyl flooring. Access to dining room and rear garden.

**DINING ROOM 2.98m x 2.08m (9'09"x 6'09")**

**BEDROOM 4.29m x 2.64m (14'01"x 8'07")**

Rear facing enjoying an open grassed area and hillside views beyond. Built in cupboard with shelf houses the water tank. Carpet flooring.

**BEDROOM 3.68m x 2.99m (12' x 9'09")**

Front facing. Carpet flooring.

**BEDROOM 2.76m x 2.35m (9'x 7'08")**

Front facing with two built in cupboard with shelf. Carpet flooring.

**SHOWER ROOM 1.98m x 1.68m (6'05" x 5'06")**

Tiled walls around the shower cubicle. W.C and wash hand basin.





## EXTERNALLY

The property sits on an large corner plot and benefits from a wrap around garden. There is gated access to the front and rear. Generally access is taken from the rear where there is communal off road parking.

A concrete path leads from each of the gates to provide access into the property. The garden is well tended with a variety of shrubs and plants through-out but is predominantly grass.

There is a timber shed, a greenhouse, a small patio and an outside tap.



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