

# 12, GLENPANE STREET, CAOL, FORT WILLIAM



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



Mid terrace house in popular village of Caol.

Two spacious double bedrooms, lounge, kitchen, utility area & family bathroom.

Double Glazing / Modern thermostatically controlled radiators to ground floor.

Within walking distance of amenities which include Lochaber High School.

Neatly kept front and rear garden with right of access to public path at the rear.

Energy performance rating D:57

Tenure is freehold / Council tax band C / Interlinked smoke alarm.

Fantastic opportunity for a 1st time buyer / Early date of entry is available.

**GUIDE PRICE**  
**£165,000**

## DESCRIPTION

McIntyre & Company are delighted to bring 12 Glenpane Street to the market. Originally built around 1950 the property spans approximately 79q m and forms an ideal first time buyers home.

There is a good size lounge with large windows to the front that afford the room with plenty of natural daylight.

To the rear is a fitted kitchen complete with a variety of wall, drawer and base units and a utility area with 2 storage cupboards each with shelving. From the utility is access to the garden where there is a decking area and shed. On the first floor there are two double bedrooms and a family bathroom.

Energy Performance Rating D:57

Council Tax Band C / Tenure is Freehold

**ACCOMODATION COMPRISES:** Ground floor: Hallway, Lounge, Kitchen & Utility area. First Floor: Bathroom and Two Bedrooms.

**DIRECTIONS** 12, Glenpane Street, Caol, Fort William, PH33 7BN

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 and turn left at the traffic lights. Follow the road into Caol and drive passed the Co-op and take the next left into Glenpane Street. No 12 is on the right hand side.

## LOCATION/AMENITIES

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



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 PORCH

Quality fitted carpet flooring to porch and hallway. The porch has a large understairs storage area. A further lockable internal door leads into the hallway. Radiator.

## Lounge 4.64m x 3.71m

Bright and spacious room with 2 large windows to the front elevation. Recess shelving with glass fronted display cabinet. Open fire place with back boiler, radiator and carpet flooring.

## Kitchen 3.67m x 1.96m

Rear facing, fitted kitchen with a variety of wall, drawer and base units. Vinyl flooring.

## UTILITY AREA 1.90m x 1.12m

Two built in cupboards, vinyl flooring and access to rear garden.

## FIRST FLOOR:

Large linen cupboard on landing. Carpet flooring. Access to insulated loft that has lighting.

## BEDROOM 3.80m x 3.72m

Front facing with carpet flooring and wall heater.

## BEDROOM 3.68m x 2.90m

Rear facing with carpet flooring. Cupboard houses the hot water tank. Storage heater.

## BATHROOM 1.98m x 1.83m

Family bathroom with electric shower and side screen over bath, wash hand basin, W.C, dimplex heater and vinyl flooring.



## EXTERNALLY

The property has a front and rear garden. The frontage is attractive and neatly kept with fence and gated access. A path divides the garden into two sections, a border of grass surrounded by small shrubs and flowers to one side and decorative stone chipping to the other.

The rear garden is also fenced and has an area of decking adjacent to the kitchen. There is grass to one side of the path and a large garden shed.

Gated access to the rear provides pedestrian access to the public path.



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