

9, TORLUNDY ROAD, CAOL, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents



Spacious mid terrace house situated in the popular village of Caol.

Three bedrooms

Double Glazing / Oil fired heating.

Front and rear garden.

Within walking distance of amenities that include Lochaber High School.

Energy performance rating E-44.

Tenure is freehold / Council tax band C.

Great opportunity for a 1st time buyer.

No chain, early date of entry is available.

GUIDE PRICE
£145,000

DESCRIPTION

McIntyre & Company are delighted to bring 9 Torlundy Road to the market. Originally built around 1968 the property spans approximately 88q m.

This spacious property has an attractive outlook and in addition to its convenient location the property benefits from good storage, double glazing, and oil fired heating. The lounge-diner has dual aspect windows with decorative leaded sealed units that provide hillside views. The fitted kitchen has a variety of wall, drawer and base units that incorporates glass fronted display cabinets. Three good size bedrooms and a family bathroom are located on the first floor. There are neatly kept enclosed front and rear gardens.

The property would benefit from upgrades and it should be noted that the work required has been reflected in the home report valuation.

ACCOMODATION COMPRISES: Ground floor: Entrance Porch, Inner Hallway, Lounge-Diner, Kitchen & Utility. **First Floor:** 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.

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.

DIRECTIONS 9, Torlundy Road, Caol, Fort William, PH33 7EB.

From Fort William town centre head North on the A82 Belford Road until reaching the 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 Store and take the 2nd right into Torlundy Road. No 9 is set back from the road and is to the left of the first public grassed area.

FRONT PORCH 1.29m x 1.29m

Access to inner hallway.

INNER HALLWAY 3.72m x 1.59m

Carpet flooring. Two cupboards, one houses the water tank. Access to 1st floor.

Lounge-Diner 5.92m x 3.35m

Spacious room with large dual aspect windows providing hillside views to the rear. Carpet flooring and radiator.

Kitchen 3.49m x 2.70m

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

UTILITY AREA 1.76m x .89m

Understairs store cupboard and access to garden.

FIRST FLOOR:

BEDROOM 4.34m x 2.90m

Spacious front facing room with back to board flooring. Radiator.

BEDROOM 3.40m x 2.94m

Rear facing with back to board flooring. Radiator.

BEDROOM 3.15m x 2.80m

"L" shaped room with over stairs cupboard with hanging rail and shelf. Carpet flooring. Radiator.

BATHROOM 3.70m x 1.68m

Great size fully tiled family bathroom. Comprises bath, shower cubicle, wash hand basin, W.C, vinyl flooring and radiator.



EXTERNALLY

The front garden has a hedge, gated access and flowers.

To the rear is a neatly kept garden with fence and gated access. The garden is a full patio with a small boarder of flowers and a central decorative stone chip area.



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