

# 3, TORCASTLE CRESCENT, FORT WILLIAM

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



Well presented three bedroomed end terrace house

Great location, within walking distance of High School and local amenities

Enjoying an open aspect to the front with views over communal area

Spacious lounge / fitted kitchen

Neatly kept and low maintenance gardens to front and rear

Double Glazing / Electric Central Heating

Off street parking to the rear

Energy Performance Rating D-61

Council Tax Band C / Tenure is Freehold / EPR E:47

On a bus route to Fort William Town Centre

**GUIDE PRICE**

**£170,000**



## DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 3 Torcastle Crescent to the market. This is a super three bedroomed end terrace family home situated in the sought after village of Caol. The property was built around 1963 and spans approx 86sq m.

**ACCOMMODATION** Inner hallway, Lounge, Fitted Kitchen. **First Floor:** Family Bathroom, Three Bedrooms and Store cupboard.

**DIRECTIONS** 3, Torcastle Crescent, Fort William, PH33 7EF.

On leaving Fort William Town Centre travel North on the A82. At the Ben Nevis Distillery roundabout turn left on to the A830 road to Mallaig. Turn left at Farmfoods/traffic lights, into Caol. Follow the main road, passing the Co-operative supermarket and take the next right into Glen Nevis Road. Take the first left and continue until reaching an area for parking at the rear of number 3. Access is available from the back of the property and from the front by following the road and path to the left.

## LOCATION/AMENITIES

Situated in the sought after village of Caol. It is a well equipped village with local services which include, a General Store, Chemist, Community Centre and Primary Schools, Lochaber High School and the Medical Centre are also a short walk from Torcastle Crescent. There is easy access to the shore and popular walks around the Caledonian Canal and the West Highland Way. There is a bus route into the town centre with links to the Medical Centre and Lochaber High School.

Caol is approximately 3 miles from the town of Fort William which lies on the banks of Loch Linnhe. Fort William has a train station with rail connections to, Edinburgh, Inverness, Glasgow and Mallaig as well as the overnight sleeper to London.

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 Great Glen Way, Ben Nevis and Glen Nevis.

The Town has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.



ENTRANCE PORCH: 0.98m x 1.2m

HALLWAY 3.68m x 1.58m

Three store cupboards, one housing the water tank.

Carpet flooring.

LOUNGE 5.89m x 3.37m

Dual windows and carpet flooring.

KITCHEN 3.47 m x 2.53m

Rear facing with a variety of wall, drawer and base units. Fitted oven and hob. Integrated fridge and freezer.

PORCH/REAR ENTRANCE: 1.75m x 0.89m

Walk in store cupboard.

BEDROOM 1 3.14m x 2.77m

Spacious front facing room with carpet flooring and store cupboard.

BEDROOM 4.36m x 2.93m

Front facing room with carpet flooring.

BEDROOM 3.66m x 2.89m

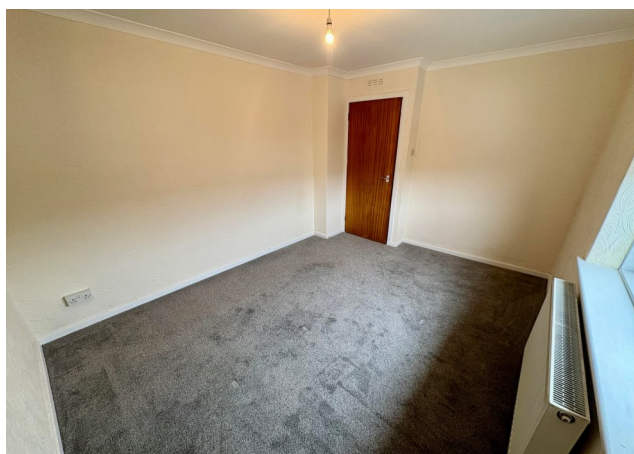
Rear facing and carpet flooring.

BOX ROOM OR STORE: 1.68m x 1.13m

Rear facing with shelving and carpet flooring.

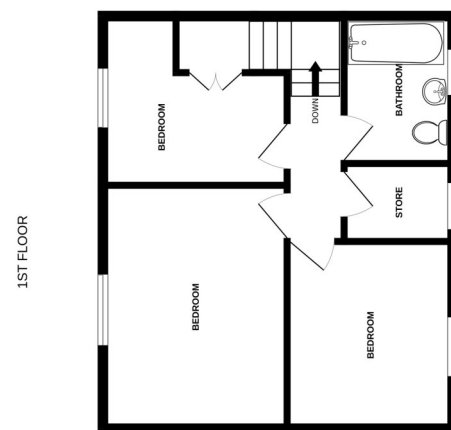
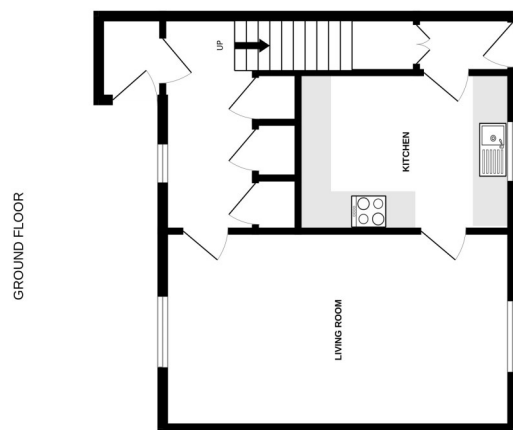
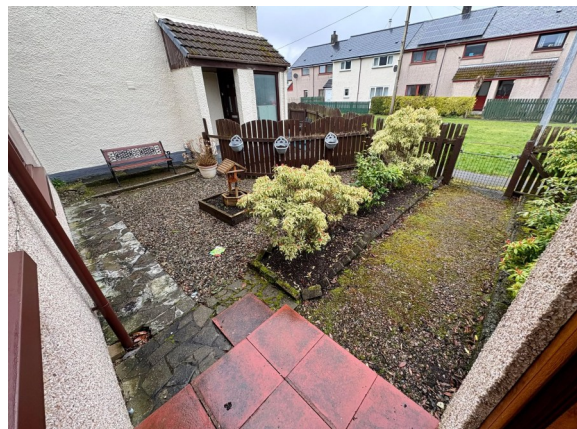
BATHROOM 2.22m x 1.68m

Bath with shower over, W.C, wash hand basin.



## EXTERNALLY

The front garden is fully fenced with gated access and path. To the rear is a low maintenance garden that is ideal for entertaining and benefits from a patio area as well as a Timber shed and outside light.



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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. All measurements have been taken at longest x widest points and are approximate.

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