

# 94, GLENKINGIE STREET, CAOL, FORT WILLIAM



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



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

Enjoys lovely views towards Ben Nevis

Three bedrooms / Double Glazing / Oil fired heating.

Front and good size rear garden.

Within walking distance of amenities that include Lochaber High School.

Energy performance rating E

Tenure is freehold / Council tax band C.

Great opportunity for a 1st time buyer.

No chain, early date of entry is available.

**GUIDE PRICE**  
**£160,000**

## DESCRIPTION

McIntyre & Company are delighted to bring 94 Glenkingie Street to the market. Originally built around 1960 the property spans approximately 105 sqm.

No 94 has an attractive outlook and is slightly set back from the road providing a couple of off street parking spaces to the front on a first come basis.

In addition to its convenient location the property benefits from double glazing and oil fired heating. The lounge-diner has a large bay fronted window that provides plenty of natural daylight to the room and enjoys lovely views towards Ben Nevis. The fitted kitchen has a variety of wall, drawer and base units that incorporates glass fronted display cabinets. There are three good size bedrooms and a family bathroom.



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** 94 Glenkingie Street, Caol, Fort William, PH33 7DN.

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 3rd left into Glenkingie Terrace, then right into Glenkingie Street. No 94 is the 3rd property on your right set back from the street.



**FRONT PORCH 1.63m x .97m**

Large understairs storage area.

**INNER HALLWAY 3.65m x 1.99m**

"L" shaped hallway, with a small shelf with light fitting over. Radiator and carpet flooring.

**LOUNGE-DINER 5.12m x 4.27m**

Spacious room with large bay fronted window that provides lovely views towards Ben Nevis. Carpet flooring and radiator.



**KITCHEN 4.21m x 2.95m**

Rear facing, fitted kitchen with integrated oven, hob and dishwasher. Laminate flooring. Access to rear garden.

**BATHROOM 2.14m x 2m**

Family bathroom, comprises bath with shower and side screen over, tiled walls above bath area, wash hand basin, W.C, tiled flooring and radiator.

**FIRST FLOOR/ LANDING:**

Carpet flooring to stairs and landing. Cupboard with shelving.



**BEDROOM 3.91m x 3.28m**

Spacious front facing room with built in wardrobe. Carpet flooring, radiator and lovely views.

**BEDROOM 3.84m x 2.87m**

Rear facing with built in cupboard and carpet flooring. Radiator.

**BEDROOM 3.48 x 2.83m**

Rear facing with carpet flooring and radiator.





## EXTERNALLY

The front garden is fenced with gated access. There is a border of small shrubs, flowers and a patio slab path, however much of the garden is grass. This is an attractive spot to sit and admire the fabulous views towards Ben Nevis.

The rear garden is fully fenced with gated access that leads onto a public pathway that meets the Caledonian Canal footpath. This is a relatively low maintenance garden that is divided in half by a low level wall. The first half of the garden is patio slabs with a shingle boarder to the one side. The other half is also part shingle and part grass.



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