

70, BLAR MHOR ROAD, COAL, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents

Nearby Caol beach



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

Enjoys lovely rear views towards Ben Nevis and the surrounding hillside.

Three bedrooms / Double Glazing / Partial Oil fired heating.

Within walking distance of amenities that include Lochaber High School.

Energy performance rating E46

Tenure is freehold / Council tax band C.

Great opportunity for a 1st time buyer.

No chain, early date of entry is available

GUIDE PRICE
£150,000

DESCRIPTION

McIntyre & Company are delighted to bring 70 Blar Mhor Road to the market. Originally built around 1972 the property spans approximately 81sq m.

No 70 has an attractive outlook that overlooks an open communal grassed area to the front and views towards Ben Nevis and the surrounding hillside to the rear. There is off street parking spaces to the rear on a first come basis.

In addition to its convenient location the property benefits from double glazing and a partial oil fired heating system with thermostatically controlled radiators. The lounge-diner has large dual aspect windows that provides plenty of natural daylight to the room as well as the attractive views.

ACCOMODATION COMPRISES: Ground floor: Entrance Hall, Lounge-Diner, Kitchen, **First Floor:** Shower-Room and Three Bedrooms.

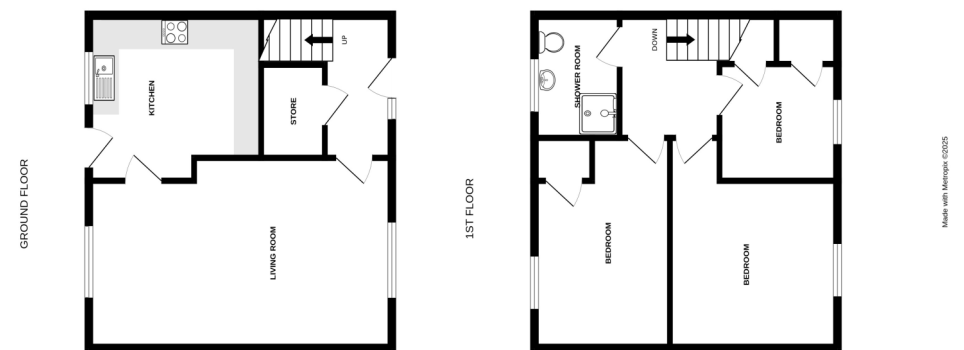
DIRECTIONS 70 Blar Mhor Road, Caol, Fort William, PH33 7HP

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 until reaching the second turn for Caol (just before the train crossing) turn into Caol and take an immediate left onto Ardgour Road, take the second right into MacKay Crescent continue until reaching Blar Mhor Road and No 70 is on the left opposite the open grassed area.

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.

INNER HALLWAY

Large understairs cupboard that houses a redundant heating system and has additional storage. Radiator and laminate flooring. Access to first floor.

LOUNGE-DINER 6.38m x 3.57m

Spacious room that provides lovely views towards Ben Nevis. Laminate flooring and radiator.

KITCHEN 3.5m x 2.72m

Rear facing, fitted kitchen with a variety of wall, drawer and base units to include a corner carousel unit. Part wet wall with co-ordinated worktops. Laminate flooring. Access to rear garden and parking.

FIRST FLOOR/ LANDING

Carpet flooring to landing and stairs.

SHOWER ROOM 1.99m x 1.67m

Shower cubicle, wash hand basin, W.C, extractor fan, part wet wall and part tiled walls.

BEDROOM 4.30m x 2.66m

Spacious rear facing room enjoying fabulous views towards Ben Nevis. Laminate flooring, radiator and cupboard that houses the water tank.

BEDROOM 3.65m x 3.02m

Front facing enjoying views over the communal grass area and to the hillside beyond. Laminate flooring. Radiator.

BEDROOM 2.73m x 2.33m

Front facing room with two built in cupboards, laminate flooring, radiator and attractive views.



EXTERNALLY

Grass frontage with wire fence and gated access.

A low maintenance rear garden that is fully fenced with gated access to street parking which is on 1st come basis. The rear garden also has decorative stone chips and patio slabs.

Nearby beach at Caol



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