# 224, KILMALLIE ROAD, CAOL, FORT WILLIAM



# **KEY FEATURES**

Home Report Valuation £185,000

Three bedroom house in popular location

Double Glazing / Oil fired heating system

Modern fitted kitchen

An excellent Energy Performance Rating of D:66

**Council Tax Band C** 

**Tenure is Freehold** 

Within walking distance of amenities and on a bus route to Fort William Town Centre

No chain and an early date of entry is available

All content will remain and form part of the sale

Ideal first time buyer home

MCINTYRE & CO

**SOLICITORS & ESTATE AGENTS** 

OFFERS OVER £180,000

#### **DESCRIPTION**

McIntyre & Company Estate Agents are delighted to bring 224 Kilmallie Road to the market.

This three bedroomed property was build around 1967 and spans approx 79sq m.

This is a bright, spacious and modern end-terrace family home. Living accommodation comprises a lounge and a fitted kitchen-diner. The diner area has sufficient space to house a table and 4 chairs. The modern fitted kitchen comes with an integrated oven, dishwasher and a variety of wall, drawer and base units.

The property benefits from neutral décor, good storage, oil fired heating, PVCu double glazing to the 1st floor rear rooms and the remaining windows are of Aluminium construction. There is a spacious family bathroom with an electric shower and front and rear gardens.

The property provides a good opportunity for a first time buyer and forms a great size family home.

There is no chain and therefore an early date of entry is available.

**ACCOMMODATION** Lounge, Fitted Kitchen-Diner, Family Bathroom and Three Bedrooms.

#### 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**

From Fort William town centre head North on the A82 Belford Road until reaching the distillery/filling station. Turn left onto the A830 road to Mallaig. Continue straight over the traffic, drive until reaching the sign for Caol (just before the Caledonian Crossing). Turn into Caol bearing right into Kilmallie Road. 224, is off the main road just before the last bus shelter on the left.

# INNER HALLWAY 2.72m x 1.01m

Large walk-in understairs store cupboard with lighting and internal cupboard. Laminate flooring co-ordinated with the lounge.

# LOUNGE 4.60m x 3.51m

Front facing with spotlights.

# FITTED KITCHEN-DINER 6.29m x 5.77m

"L" shaped fitted kitchen with modern wall, drawer and base unit cabinets with attractive wall panels above work surface areas. Integrated oven and dishwasher.

# FIRST FLOOR

Carpet stairs and landing.

# FAMILY BATHROOM 2.50m x 1.60m

Comprises, bath with shower over and PVC wet wall panelling around the bath area. W.C, wash hand basin and laminate flooring.

Each of the bedrooms have carpet flooring and radiator.

BEDROOM 3.13m x 2.60m BEDROOM 4.03m x 2.89m BEDROOM 4.03m x 2.54m













# EXTENALLY

The front and rear gardens are predominantly decorative stone chippings with a dividing path that leads to the property. The rear garden is fenced with gated access to nearby parking. There is a large timber shed to the rear.



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