



15 TORCASTLE CRESCENT | CAOL | FORT WILLIAM | PH33 7EF



PRICE GUIDE: £179,000

Centrally situated, in the popular residential village of Caol, 15 Torcastle Crescent offers an opportunity, to purchase a very desirable, mid-terrace dwellinghouse. Set in private garden grounds to both the front and rear, and enjoying views to the surrounding hills and mountains, the property is in good order throughout. Offering good-sized accommodation, conveniently arranged over two levels, the property benefits from double glazing and oil fired central heating. The kitchen and lounge/diner are both flooded with natural light and are most attractive features. This deceptively spacious property, would be ideally suited to a first time buyer, as a permanent family home, or as an excellent investment opportunity, in a very buoyant rental market.

The village of Caol is situated approximately 3 miles from Fort William and offers a wide range of amenities including a post office, chemist, supermarket, cafe and hairdressers, with two primary schools and the high school in close proximity. Fort William is now recognised as the 'Outdoor Capital of the UK' and the property is well-placed to take advantage of the many leisure and pleasure activities which the area has to offer including fishing, sailing, skiing, hill walking, biking and golfing.



- Attractive Mid-Terrace Dwellinghouse
- Convenient Village Location with Mountain Views
- Lounge/Diner
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing & Oil Central Heating
- Garden with Large Garden Shed
- EPC Rating: D 55

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Accommodation

Entrance Porch 1.2m x 1.0m
With wooden entrance door. Fixed window. Door to hallway.

Hallway 3.7m x 1.6m
L-shaped, with door to lounge/diner. Archway to kitchen. Stairs to upper. Two built in cupboards, one housing hot water tank. Laminate flooring.

Lounge/Diner 5.9m x 3.4m
With windows to front and rear.

Kitchen 3.5m x 2.6m
Slightly L-shaped with window to rear. Fitted with gloss white kitchen units, offset with wood effect work surfaces. Lamona integral oven. Bush electric hob, with extractor chimney over. Plumbing for washing machine. Stainless steel sink unit. Tiled splashback. Laminate flooring. Door to rear vestibule.

Rear Vestibule 1.7m x 0.9m
With wooden single glazed door to rear garden. Built in cupboard with power. Laminate flooring.

Upper Level

Landing 3.4m x 0.9m
L-shaped, with hatch to loft. Doors to bedrooms and bathroom.

Bedroom 3.1m x 2.8m
L-shaped with window to front.

Bedroom 4.3m x 3.2m
L-shaped with window to front.

Bedroom 3.4m x 2.9m
Slightly L-shaped, with window to rear. Open built-in wardrobe.

Bathroom 3.4m x 1.6m
Slightly L-shaped, with frosted windows to rear. Fitted with white suite of WC, wash hand basin and bath. Wet wall splashback. Fully wet-walled shower cubicle with Mira shower.

Garden
The property enjoys enclosed garden grounds, to both the front and rear. The front is laid with slabs, whilst the rear is laid with a mixture of gravel and chips for ease of maintenance. Included in the sale is a large garden shed, with light and power, located in the rear garden.



Title Plan



The area outlined red is included in the sale.

Travel Directions

From Fort William, proceed along the A82 towards Inverness, turning left at the roundabout to the Road to the Isles. Continue ahead and through the next roundabout, taking the 1st left, signposted for Caol. Follow Kilmallie road round for approximately three quarters of a mile and turn left into Torlundy road. Continue to the parking area on the left hand side, Torcastle Crescent is situated on the right at the green. On foot follow the path to the left hand side of the houses, Number 15 is the third property on the left hand side. To locate the property from the rear, drive along Glen Nevis Road, taking the second turning on the left. Proceed ahead and round to the right, then turn left to arrive at the rear of the property.

Floor Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.