



111 BLAR MHOR ROAD | CAOL | FORT WILLIAM | PH33 7HS



### PRICE GUIDE: £160,000

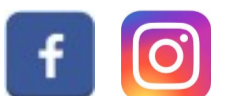
Centrally situated, in the popular residential village of Caol, the sale of 111 Blar Mhor Road offers a desirable, mid-terrace dwellinghouse. Set in private garden grounds to both the front and rear, and enjoying views to the surrounding hills and mountains, the property is in good order, with accommodation conveniently arranged over two floors. Benefiting from double glazing and electric warm air heating, 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.



- Desirable Mid-Terrace Dwellinghouse
- Convenient Village Location with Mountain Views
- Dining Lounge
- Kitchen/Diner
- 3 Bedrooms
- Bathroom
- Double Glazed & Electric Warm Air Heating
- Garden with Garden Shed
- EPC Rating: E 45

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## Accommodation

### Entrance Hallway 2.7m x 1.2m

UPVC front door with half glazed side panel. Stairs to upper level. Built-in storage cupboard (1.8m x 1.5m), housing electric warm air heating system. Door to dining lounge.

### Dining Lounge 6.4m x 3.6m

Slightly L-shaped, with triple windows to front and double window to rear views. Door to kitchen/diner.

### Kitchen/Diner 3.6m x 3.3m

Slightly L-shaped, with triple windows to rear views. Fitted with wood trim kitchen units, offset with cream coloured work surfaces. Plumbing for dishwasher and washing machine. Stainless steel sink unit. UPVC door to rear garden.

### Upper Level

#### Landing 2.0m x 1.8m

L-shaped, with hatch to loft. Doors to bathroom and bedrooms.

### Bathroom 2.0m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with Triton shower over. Wet-walling splashback.

### Bedroom 4.3m x 2.6m

L-shaped with double window to rear views. Built-in cupboard, housing hot water tank.

### Bedroom 4.3m x 3.7m

L-shaped, with triple windows to front.

### Bedroom 2.7m x 2.4m

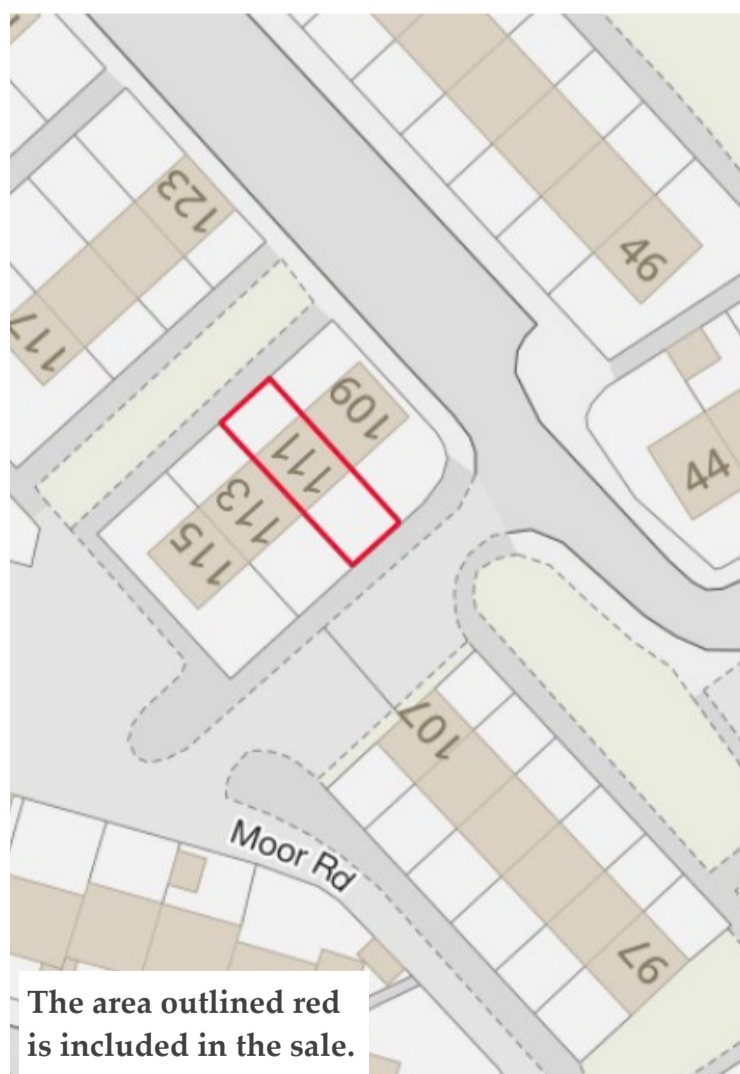
With double windows to front. Built-in wardrobe and built-in cupboard.

### Garden

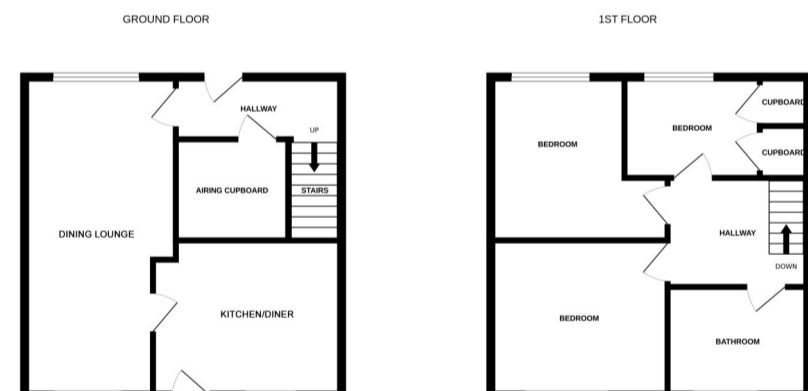
The property enjoys garden grounds, to both the front and rear. The front is laid to lawn with a tarmac pathway to the front door, whilst the rear garden is fully enclosed and slabbed for ease of maintenance. A garden shed is included in the sale.



### Title Plan



### Floor Plan



### Travel Directions

From Fort William, proceed north on the A82 for two miles, turning left before the BP Filling Station on to the A830. From Fort William, proceed along the A82 towards Inverness, turning left at the roundabout to the Road to the Isles. Continue ahead past the High School and through the next roundabout, taking the 1<sup>st</sup> left, signposted for Caol, on to Kilmallie Road. Follow this road ahead, past the Lochy Bar & Restaurant, and turn left on to Blar Mhor Road. Proceed ahead to the junction and turn right. Follow the road ahead and bear right at the bend. Number 111 is located on the left hand side in the first block of properties.

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)'.