



13 MACMILLAN PLACE | CAOL | FORT WILLIAM | PH33 7BL

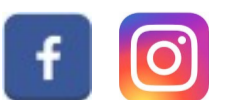
### PRICE GUIDE: £160,000

Centrally situated in the popular residential village of Caol, 13 MacMillan Place offers an opportunity to purchase a semi-detached dwellinghouse, set in private garden grounds with off-street parking. Enjoying views to the surrounding hills and mountains, the property benefits from double glazing, gas fired central heating and enjoys spacious accommodation, conveniently arranged over two levels. The lounge/diner and kitchen/diner both provide generous living areas, with three double bedrooms, a shower room and a porch making up the remainder of accommodation. Whilst the property does require upgrading and modernisation, due to the size and location, Number 13 would be ideally suited as a superb family home, or investment opportunity for the buoyant rental market, following works.

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.

- Semi-Detached Dwellinghouse
- Convenient Village Location with Mountain Views
- Lounge/Diner
- Kitchen/Diner
- 3 Double Bedrooms
- Shower Room
- Double Glazed & Gas Fired Central Heating
- Garden with Covered Drying Area
- Garden Shed & Wood Stores
- Off-Street Parking
- EPC Rating: F 29

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## Accommodation

### Entrance Porch 2.6m x 0.8m

Side entrance door with single glazed frosted panels. Two window to front. Fitted shelf. Door to entrance hallway.

### Entrance Hallway 4.8m x 2.0m

With half glazed door, and stairs to upper level. Built-in understair cupboard. Doors to lounge/diner and shower room.

### Lounge/Diner 4.7m x 3.7m

With picture window to front. Gas fire set on tiled hearth with tiled surround and overmantle. Door to kitchen/diner.

### Kitchen/Diner 4.7m x 2.7m

With window to rear. Fitted with pine effect kitchen units, offset with granite effect work surfaces and breakfast bar. Oatmeal coloured sink unit. Tiled splashback. Plumbing for washing machine. Door with single glazed panels to rear garden.

### Shower Room 2.0m x 1.7m

With frosted glazed window to side. Fitted with white suite of WC, wash hand basin and shower cubicle with Mira shower. Tiled splashback. Partial tongue-and-groove walling.

## Upper Level

### Landing 2.7m x 1.9m

L-shaped, with window to side. Built-in cupboards. Door to bedroom and open to inner hallway.

### Bedroom 4.6m x 2.8m

L-shaped, with two windows to rear views. Built-in wardrobe.

### Inner Hallway 1.9m x 1.0m

With hatch to loft. Doors to bedrooms.

### Bedroom 3.8m x 2.7m

L-shaped, with window to front. Built-in wardrobe.

### Bedroom 3.9m x 3.2m

L-shaped, with window to front. Built-in wardrobes and built-in cupboard, housing hot water tank.

## Garden

The property enjoys enclosed garden grounds, to three sides. The front of the property is approached by a private tarmac driveway featuring a paved patio area and lawned area, offset with mature planting. A concrete path leads to the rear which is laid to a mixture of lawn and concrete areas, with mature hedging and planting. A garden shed with power is included in the sale, plus two wood stores.



## Title Plan



## Floor Plan



## Travel Directions

From Fort William, proceed north on the A82 for two miles, turning left before the Shell Filling Station on to the A830 road. Take the first turning at the traffic lights on the left hand side and continue ahead for around 1 mile to Caol. On entering the village, continue along Kilmallie Road, passing the Co-op, then turn left onto Glenloy Street. Proceed ahead and take the first turning on the left on to Clunes Avenue, then the first left again on to MacMillan Place. Number 13 is straight ahead, well signposted.

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