



22 CAMESKY ROAD | CAOL | FORT WILLIAM | PH33 7ER



PRICE GUIDE: £175,000

Situated in the popular residential village of Caol, the subjects of sale form a desirable end-terraced dwellinghouse, set in generous garden grounds, with views to Ben Nevis. Offering spacious accommodation, conveniently arranged over two floors, 22 Camesky Road benefits from oil fired central heating and double glazing. The triple aspect lounge/diner with open fire is a most attractive feature and is further complemented by a kitchen/diner, 3 bedrooms and family bathroom, good storage and the well maintained garden. Due to the size and location, the property would be ideally suited as a permanent home as currently used, or an 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.

- End-Terrace Dwellinghouse
- Popular Village Location
- Views towards Ben Nevis
- Lounge/Diner
- Kitchen/Diner
- 3 Bedrooms
- Bathroom
- Double Glazing & Oil Fired Central Heating
- Generous Garden Grounds
- EPC Rating: D 56

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Accommodation

Entrance Porch 1.2m x 1.0m

Wooden entrance door with decorative glazed panels and fixed windows to side. Tiled flooring. Door to hallway.

Hallway 3.7m x 1.7m

With fixed window to front and stairs to upper level. Two built-in cupboards, one housing hot water tank. Door to lounge/diner.

Lounge/Diner 5.9m x 3.4m

With windows to front, side and rear. Feature open fire with cast iron surround, wooden overmantle and slate hearth. Laminate flooring. Door to kitchen/diner.

Kitchen 3.4m x 2.7m

With window to rear. Fitted with wood effect kitchen units, offset with granite effect work surfaces and upstand. Stainless steel extractor chimney over. Plumbing for washing machine. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Tongue-and-groove wall panelling. Open doorway to rear vestibule.

Rear Vestibule 1.7m x 0.9m

Open understair storage area with tiled flooring. Tongue-and-groove half wall panelling. Door with single glazed panel to rear garden.

Upper Level

Upper Hallway 2.3m x 0.9m

Hatch to loft. Doors to bedrooms and bathroom.

Bedroom 3.2m x 2.8m

L-shaped, with window to front views.

Bedroom 4.2m x 3.2m

Slightly L-shaped, with window to front views.

Bedroom 3.8m x 2.9m

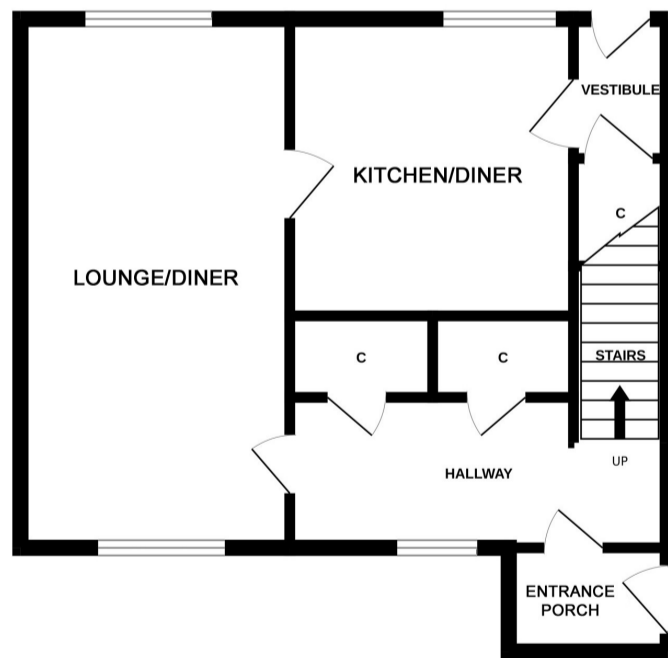
Slightly L-shaped, with window to rear. Built-in wardrobes with louvre doors.

Bathroom 3.3m x 1.7m

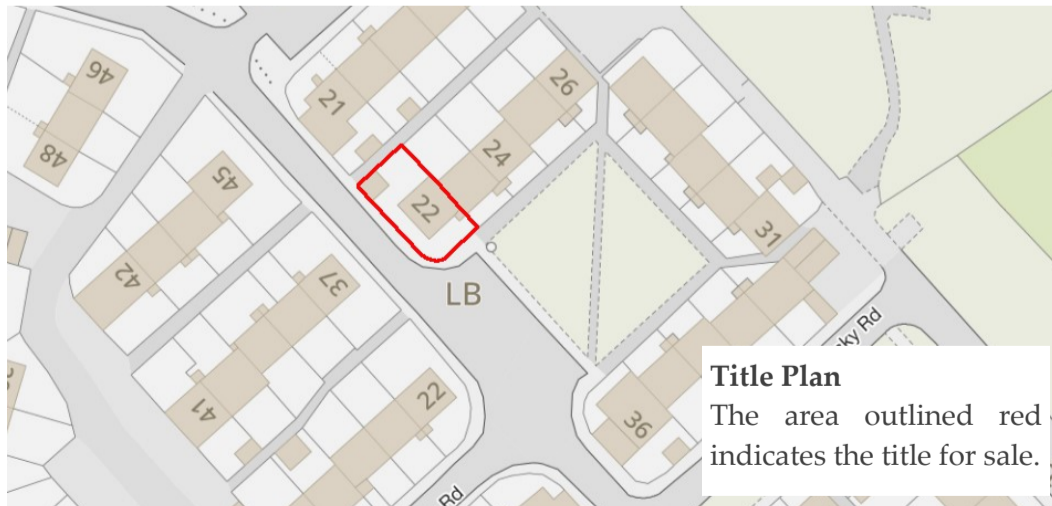
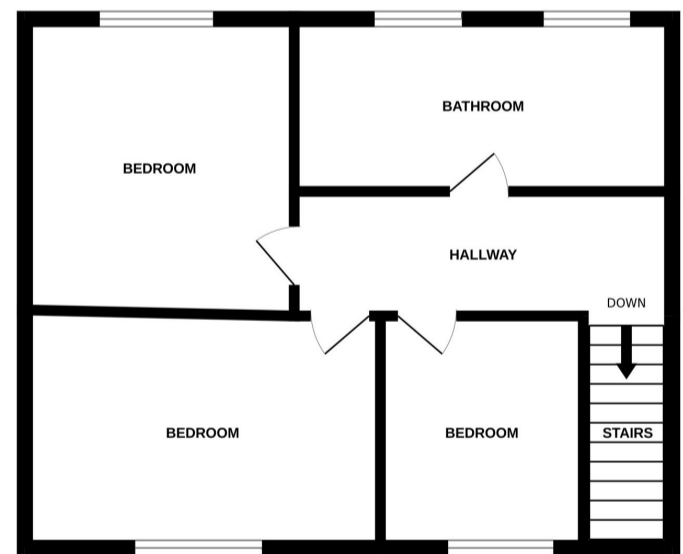
With two frosted windows to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, corner bath, and wet-walled shower cubicle with Mira shower. Heated towel rail. Tongue-and-groove wall panelling.

Garden

The property benefits from fully enclosed garden grounds to all three sides. The front is laid to a mixture of lawn, with paved pathway and patio, offset with mature hedging, shrubs, bushes and planting. A paved pathway, edged with gravel, leads round the side to the rear garden, which features paved, concrete and gravelled areas for ease of maintenance. A garden shed and timber wood store are included in the sale.



Floor Plan



Title Plan

The area outlined red indicates the title for 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. Take the second turning on the left. Number 22 is the 1st property on the left hand side.



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