



113 KILMALLIE ROAD | CAOL | FORT WILLIAM | PH33 7DX



## PRICE GUIDE: £245,000

Centrally situated, in the popular residential village of Caol, 113 Kilmallie Road forms a delightful, and substantial, semi-detached dwellinghouse. Set in beautiful garden grounds to three sides, and enjoying views to the surrounding hills and mountains, the property is in excellent order and well presented. Benefiting from double glazing, oil fired central heating, modern electric panel heaters to the top floor, laminate flooring and internal fire doors, the property enjoys deceptively spacious accommodation, conveniently arranged over three floors. The bright lounge, modern kitchen, contemporary bathroom suite, and welcoming hallways, are most attractive features, further enhanced by the dining room/5th bedroom, four bedrooms, cloakroom and entrance porch. Due to the size and location, this impressive 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.

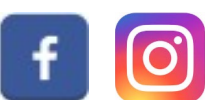
The village of Caol is situated approximately 3 miles from Fort William and offers a wide range of amenities including a post office, chemist, supermarket, cafe and hairdressers, with two primary schools and the high school in close proximity. Fort William, recognised as the 'Outdoor Capital of the UK', means 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.

- Substantial Semi-Detached Dwellinghouse
- Convenient Village Location with Superb Mountain Views
- In Excellent Order & Well Presented
- Lounge
- Kitchen
- Dining Room/5th Bedroom
- 4 Bedrooms
- Contemporary Family Bathroom & Separate Cloakroom
- Double Glazing, Oil Fired Central Heating & Panel Heaters
- Generous Landscaped Garden with Garden Shed & Store
- EPC Rating: E 51

### MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL  
01397 702200

estateagency@macphee.co.uk :: [www.macphee.co.uk](http://www.macphee.co.uk)



**rightmove**   
find your happy



 PrimeLocation.com



**Entrance Porch 1.1m x 1.1m**  
UPVC front door with frosted glazed panel. Small single glazed fixed window to side. Laminate flooring. Door to entrance hallway.

**Entrance Hallway 3.6m x 2.0m**  
L-shaped, with stairs to first floor. Built-in understair storage cupboard. Laminate flooring. Doors to lounge and dining room/5th bedroom.

**Lounge 4.4m x 3.7m**  
With two windows to front. Wall-hung electric fire (an open fire and chimney features behind this). Laminate flooring. Door to kitchen.

**Kitchen 4.0m x 2.9m**  
With window to rear. Fitted with modern pale grey coloured, shaker-style kitchen units, offset with marble effect work surfaces and upstand. Integral Lamona double oven. Electric Lamona hob with black coloured extractor over. Integral Lamona dishwasher. Integral Lamona washing machine. Heated towel rail. Laminate flooring. UPVC door with frosted glazed panel to rear garden.

**Dining Room/5th Bedroom 3.5m x 3.0m**  
With window to rear.

**First Floor 5.0m x 2.9m**  
L-shaped, with window to front mountain views at half landing. Built-in cupboard. Stairs to top level and window to rear. Doors to bathroom and bedrooms.

**Bathroom 3.1m x 2.7m**  
With frosted window to rear. Fitted with contemporary white suite of WC and wash hand basin set in grey coloured vanity unit, freestanding Mode bath with shower attachment, and fully tiled shower cubicle with mains shower.

Tiled splashback. Laminate flooring.

**Bedroom 4.2m x 3.4m**  
Very slightly L-shaped, with window to front mountain views. Laminate flooring.

**Bedroom 4.2m x 2.4m**  
Very slightly L-shaped, with window to rear.

**Top Floor**

**Landing 2.1m x 0.9m**  
With large built-in cupboard. Hatch to loft. Doors to cloakroom and bedrooms.

**Cloakroom 1.9m x 1.7m**  
With Velux window to front mountain views. Fitted with white suite of WC and wash hand basin. Granite effect vanity shelf. Heated towel rail.

**Bedroom 3.2m x 2.6m**  
L-shaped, with Velux window to front mountain views. Under-eave storage.

**Bedroom 3.2 x 2.6m**  
L-shaped, with Velux window to rear. Under-eave storage.

**Garden**  
The property benefits from deceptively large enclosed garden grounds. The front is laid to a mixture of monobloc and gravel for east of maintenance, with monobloc leading to the side of the property. The rear garden is split level, the upper level laid to decking with metal pergola, offset with a well-stocked bedding area featuring mature shrubs and plants, with paved steps down to the lower level. This area is gravelled, and features mature trees, shrubs and bushes. The sale includes a shed and an open timber store.

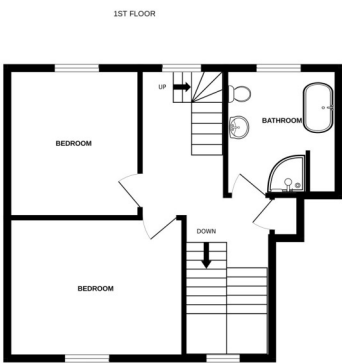
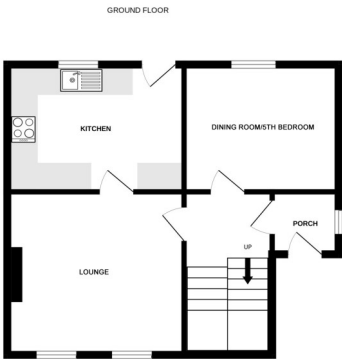


**Title Plan**



**Travel Directions**

From Fort William, proceed north on the A82 for two miles, turning left before the Shell Filling Station on to the A830. Proceed ahead, passing Lochaber High School on the right hand side and continue through the next roundabout at the police station. Take the next turning on the left in to Caol and follow the B8006 Kilmallie Road for half a mile straight ahead. As the road bears to the left, 113 Kilmallie Road is the 9th property on the right hand side. On-street parking is available to the front and rear.



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 6)'.