

Caol-Ila

Torlundy
Fort William
PH33 6SW

PRICE GUIDE: £375,000

Enjoying spectacular uninterrupted views to Ben Nevis and the Nevis Range of mountains, Caol-Ila forms a most impressive detached bungalow, set in private garden grounds with detached double garage. In excellent order, the property been designed and built to capitalise on its elevated position and from the front facing accommodation, enjoys stunning mountainous views from the patio doors, all accessing the generous full length terrace. The property itself forms a charming family home which sits peacefully amidst generous and immaculate landscaped grounds, while benefitting from double glazing, oil fired central heating and an open fire in the lounge.

This unique and idyllic location, within the heart of spectacular Highland scenery, means that it is well placed to take advantage of the amenities and numerous leisure and pleasure activities which the area has to offer. With Fort William now recognised as the 'Outdoor Capital of the UK', the area benefits from year round visitors enjoying excellent outdoor pursuits such as walking, mountain biking, mountaineering, skiing, sailing, fishing, golf and sight-seeing to name a few. Several primary schools and Lochaber High School are also in close proximity.

- Impressive Detached Bungalow
- Stunning Views to Ben Nevis
- Lounge with Open Fire
- Breakfasting Kitchen
- Utility
- 4 Bedrooms (Master En-Suite)
- Family Bathroom
- Double Glazing & Oil Fired Central Heating
- Immaculate Landscaped Garden Grounds & Garden Shed
- Detached Double Garage & Wood Store
- EPC Rating: D 55

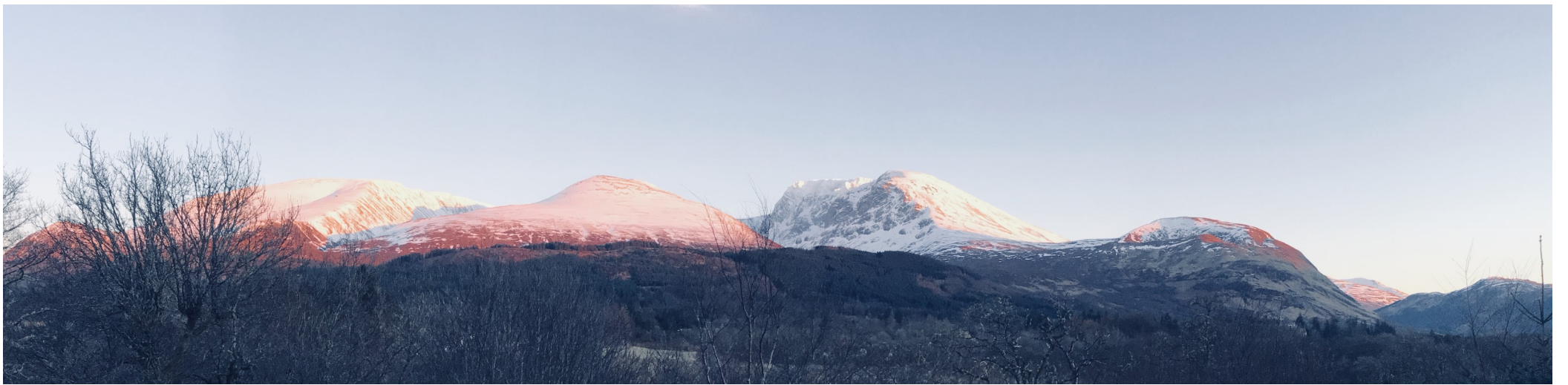
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Accommodation

Entrance Vestibule

With glazed front door with glazed side panel. Glazed door and panels to hallway. Tiled flooring.

Hallway

With hatch to loft. Three built-in cupboards. Doors to bathroom, bedrooms, lounge and kitchen.

Bathroom 4.1 x 2.0 (about 13'6 x 6'6)

With frosted window to rear. Fitted with pale green coloured suite of WC, wash hand basin, bidet, bath and wet walled shower cubicle with mains shower. Tiled walls and flooring.

Bedroom 4.5 x 3.0 (about 14'9 x 9'9)

With window to side. Built-in wardrobes.

Bedroom 3.4 x 2.7 (about 11'3 x 8'9)

With window to side. Recessed wardrobe area.

Master Bedroom 6.9 x 4.5 (about 22'9 x 14'9)

L-shaped, with patio doors to view. Windows to side. Steps up to wardrobes, with mirrored sliding doors. Door to en-suite bathroom.

En-Suite Bathroom 3.5 x 2.1 (about 11'6 x 6'9)

With frosted window to side. Fitted with white Heritage suite of WC, wash hand basin, bath with shower attachment and tiled shower cubicle with mains shower. Heated towel rail. Tiled walling and flooring. Built-in cupboard.

Lounge 6.6 x 4.9 (about 21'6 x 16')

With patio doors to view. Feature open fire. Door to dining room.

Dining Room 4.6 x 3.6 (about 15' x 11'9)

With patio doors to view. Window to side. Door to breakfasting kitchen.

Breakfasting Kitchen 6.2 x 3.2 (about 20'3 x 10'6)

With bay window to side. Fitted with white kitchen units, offset with granite effect work surfaces and tiled breakfast bar. NEFF hob with extractor fan over. NEFF double oven. Plumbing for dishwasher. Two stainless steel circular sinks. Tiled splashback. Door to utility.

Utility 2.7 x 2.5 (about 8'9 x 8'3)

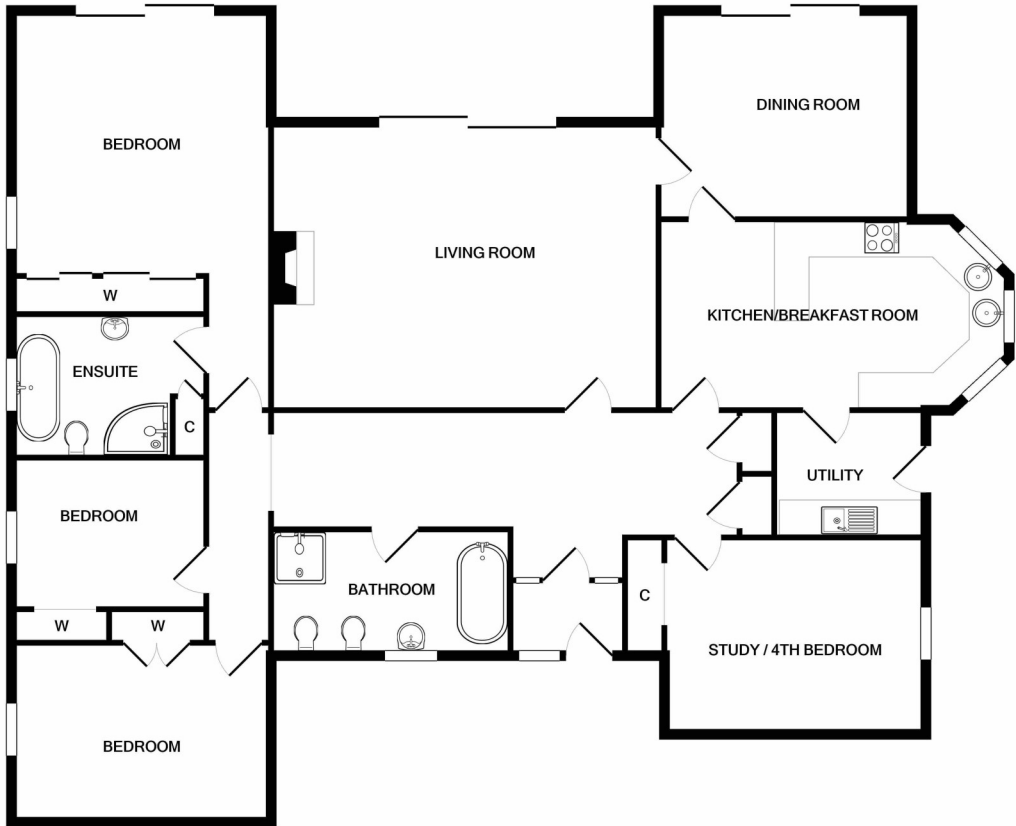
With glazed door to side. Fitted with white kitchen units, offset with marble effect work surfaces. Stainless steel sink. Plumbing for washing machine.

Bedroom 4.5 x 3.0 (about 14'9 x 9'9)

With window to side. Recessed wardrobe. Owners currently use this room as a study.



Floor Plan



CAOLILA, TORLUNDY, FORT WILLIAM
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Title Plan



Garden

Caol-Ila offers well-maintained and immaculate garden grounds which have been lovingly landscaped over the years. Offering privacy and seclusion, there are patio areas to the front and rear, whilst the remainder of ground is laid to lawn with feature flowers, shrubs, hedging and tress providing colour and interest throughout the seasons. The sweeping driveway leads to the rear of the property and provides ample parking. There is a detached double garage, wood store and garden shed. There is also an area of land (for gardening use only) located opposite the entrance to the property which is included in the sale.

Garage 6.0 x 5.4 (about 19’6 x 17’9)

Double garage with two metal up-and-over doors. Light and power. Stable door to side.

Travel Directions

Travelling north on the A82 Fort William to Inverness road, take the turning left signposted Tomacharich and Camisky around two miles from the BP fuel station. Follow the single track road for around half a mile across the bridge and Caol-Ila is the third property on the left hand side.



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