



108 KILMALLIE ROAD | CAOL | FORT WILLIAM | PH33 7EA

PRICE GUIDE: £185,000

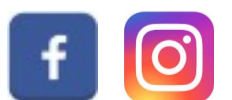
Centrally located within the popular residential village of Caol, 108 Kilmallie Road is an attractive semi-detached home set within well-maintained garden grounds extending to three sides and enjoying pleasant views towards the surrounding hills and mountains. Presented in very good condition throughout, the property has benefited from a number of recent improvements, including double glazing, replacement external and internal doors, and an energy-efficient air source heating system. Offering deceptively spacious accommodation arranged over two floors, the property comprises an entrance vestibule, welcoming hallway, generous lounge/dining room, and a well-appointed kitchen featuring underfloor heating. The upper floor provides two double bedrooms and a family bathroom. A particular highlight of the property is the attractive rear garden, which offers private off-street parking and has been designed for ease of maintenance with a combination of monoblock paving and gravel. Given its size, condition and convenient location, this appealing home is ideally suited to first-time buyers, those seeking a comfortable family home, or investors looking to capitalise on the strong local rental market.

The village of Caol lies approximately three miles from Fort William and benefits from an excellent range of local amenities, including a post office, pharmacy, supermarket, café and hairdresser. The area is also well served by educational facilities, with two primary schools and the local high school all within easy reach. Fort William, renowned as the 'Outdoor Capital of the UK', provides access to a wealth of recreational opportunities, including fishing, sailing, skiing, hillwalking, mountain biking and golf. As such, the property is perfectly positioned to enjoy the outstanding natural beauty and outdoor lifestyle for which the area is celebrated.

- Desirable Semi-Detached Dwellinghouse
- Convenient Village Location with Superb Mountain Views
- In Very Good Order
- Lounge/Diner
- Kitchen with Underfloor Heating
- 2 Double Bedrooms
- Family Bathroom
- Modern Double Glazing & Air Source Central Heating
- Garden with Private Off-Street Parking & Garden Shed
- EPC Rating: D 58

MacPhee & Partners

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Accommodation

Entrance Vestibule 2.4m x 0.9m

With small fixed window to front. UPVC front door with frosted glazed panels. Open to hallway.

Hallway 1.7m x 1.4m

With stairs to upper level. Open to kitchen and door to lounge/diner.

Kitchen 3.3m x 2.8m

L-shaped with window to rear views. Fitted with white kitchen units, offset with granite effect work surfaces, upstand and breakfast bar. Integral Diplomat double oven. Lamona electric hob with stainless steel splashback and extractor hood over. Plumbing for washing machine. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Understair alcove (1.0m x 0.9m). Tiled flooring with underfloor heating. Frosted half glazed UPVC door to side.

Lounge/Diner 5.8m x 2.1m

L-shaped, with window to front and rear. Laminate flooring.

Upper Level

Landing 1.8m x 0.9m

With window to side at half landing. Hatch to loft. Open shelved cupboard. Doors to bathroom and bedrooms.

Bathroom 2.2m x 1.7m

With frosted window to front. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over.

Bedroom 3.7m x 2.9m

L-shaped, with double window to rear mountain views. Built-in cupboard housing hot water tank. Built-in wardrobe with mirrored sliding doors.

Bedroom 5.3m x 2.8m

L-shaped, with window to front. Built-in over stair platform. Built-in wardrobe with triple mirrored doors.

Garden

The property benefits from garden grounds to both the front and rear. The property is approached at the front by an enclosed lawned garden, offset with mature bushes and a paved pathway, which leads round the side to the rear garden. Laid to a mixture of monobloc providing a rarely available superb private parking area, the remainder of grounds is gravelled for ease of maintenance, offset with paving slabs and a timber garden shed.

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, pass the bus stop on the left at MacKenzie Court, and Number 108 is the next property located on the left hand side. There is ample parking to the rear of the property for viewing purposes.

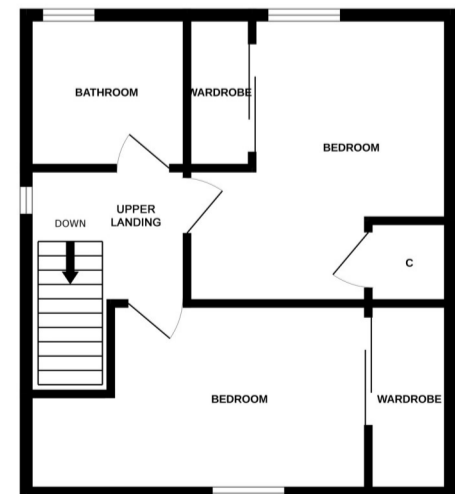
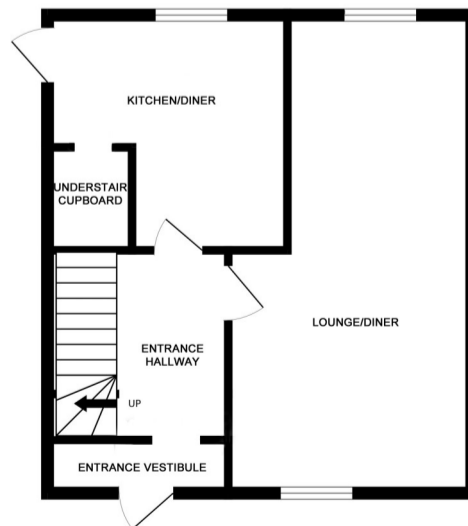
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Title Plan



Floor Plan



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