



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

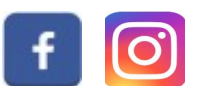
GUIDE PRICE: £190,000

Situated in the popular residential village of Caol, 90 Kilmallie Road is an attractive mid-terrace dwelling offering spacious and well-proportioned accommodation over two main levels, together with a versatile floored attic. Presented in very good order throughout, the property benefits from double glazing, oil-fired central heating and recent external painting. The accommodation comprises a welcoming and generous entrance hallway, comfortable lounge/diner, and modern fitted kitchen on the ground floor. Upstairs are three good-sized bedrooms and a family shower room. A particular feature of the property is the floored attic, accessed via a spiral staircase and enhanced by Velux windows to both sides, built-in storage and a corner bath. This useful additional space adds considerable versatility to the home. Externally, the fully enclosed garden grounds have been thoughtfully arranged with ease of maintenance in mind and provide an appealing blank canvas for a new owner to personalise. Two garden sheds, both equipped with light and power, are located to the rear and provide excellent additional storage. Combining generous accommodation, useful additional space and easily maintained gardens with a convenient village location, 90 Kilmallie Road offers an appealing opportunity for first-time buyers, families or those seeking a well-presented home within easy reach of Fort William and the wider Highland countryside.

The village of Caol is situated approximately three miles from Fort William and benefits from a good selection of everyday amenities, including a post office, pharmacy, supermarket and hairdresser. The village is also served by two primary schools, with Lochaber High School located nearby. Fort William, widely known as the 'Outdoor Capital of the UK', offers a comprehensive range of shops, services, leisure facilities and further amenities. Renowned for its spectacular scenery and exceptional opportunities for outdoor recreation, the wider Lochaber area offers an abundance of activities including fishing, sailing, skiing, hill walking, mountain biking and golf. With outstanding countryside on the doorstep and the amenities of Fort William close at hand, the property offers an excellent opportunity to enjoy the Highland lifestyle.

- Attractive Mid-Terrace Dwellinghouse
- Desirable Village Location
- In Very Good Order
- Lounge/Diner with Multi-Fuel Stove (currently not connected)
- Kitchen
- 3 Double Bedrooms
- Family Shower Room
- Floored Attic Area with Corner Bath & Velux Windows
- Double Glazing & Oil Fired Central Heating
- Garden with Two Garden Sheds
- Dropped Kerb with Potential for Private Off-Street Parking
- EPC Rating: D 60

MacPhee & Partners, Airds House, An Aird, Fort William , PH33 6BL
01397 702200 :: estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove 
 find your happy



 PrimeLocation.com



Accommodation

Entrance Hallway 2.9m x 2.2m

With frosted glazed UPVC front door. Stairs to upper level. Small single glazed fixed window to front. Door to lounge/diner.

Lounge/Diner 6.2m x 4.5m

Angled room with windows to front and rear. Multi-fuel stove (currently not connected) with granite tiled hearth and surround, and wooden overmantle. Door to kitchen.

Kitchen 4.2m x 3.1m

L-shaped, with window to rear. Fitted with navy coloured kitchen units, offset with granite effect work surfaces and splashback. Integral Lamona oven. Lamona electric hob, with black coloured extractor chimney over. Wood clad ceiling. Aquarius washing machine with built-in cupboard over. Bush fridge. Small Proline freezer. (Please note, whilst the free-standing appliances are included in the sale, they are not covered by any warranties or guarantees.) Single glazed door to rear garden.

Upper Level

Landing

Z-shaped, with window to rear. Circular stairs to attic level. Doors to bedrooms and shower room.

Bedroom 2.8m x 2.2m

With window to front. Built-in wardrobe and cupboards. Laminate flooring.

Bedroom 4.4m x 2.8m

Slightly L-shaped, with window to front. Built-in wardrobes and cupboards. Laminate

flooring.

Bedroom 3.3m x 3.3m

L-shaped, with double window to rear. Built-in cupboard housing hot water tank. Hanging rail.

Shower Room 2.2m x 2.1m

L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin, and shower cubicle with mains shower. Fully wet-walled walls. Laminate flooring.

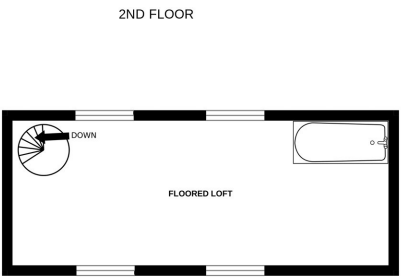
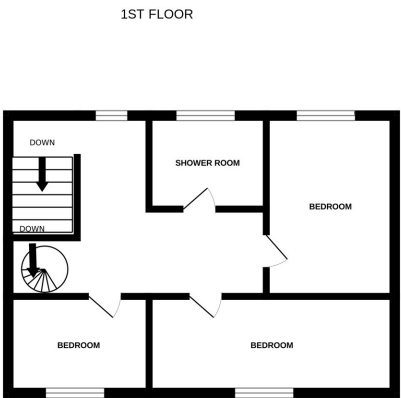
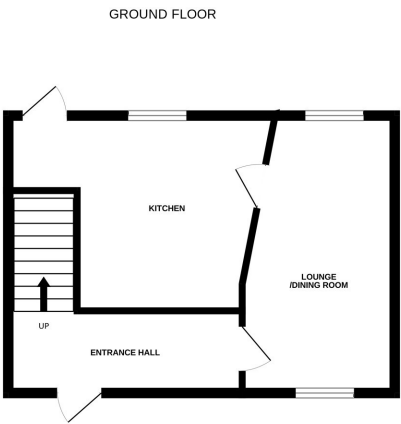
Attic Area 5.2m x 3.4m

L-shaped, with Velux window to front and two Velux windows to rear. Fitted cupboards and built-in wardrobe and cupboard. Champagne coloured corner bath with tiled splashback. Fixed single glazed pane to circular stairs.

Garden

The property enjoys fully enclosed, well-maintained garden grounds to both the front and rear. The front garden is laid to gravel for ease of maintenance, offset with mature bushes and a paved pathway to the front door. The rear garden is laid to a mixture of gravel, a paved patio area and paved pathway. Planters and a garden bench are included in the sale. Two garden sheds also feature, both benefiting from light and power. A gate leads out to the pathway leading to the parking area at Mackenzie Court.

The property further benefits from a lowered kerb to the front, offering the potential to create off-street private parking, should the successful purchaser wish to do so.

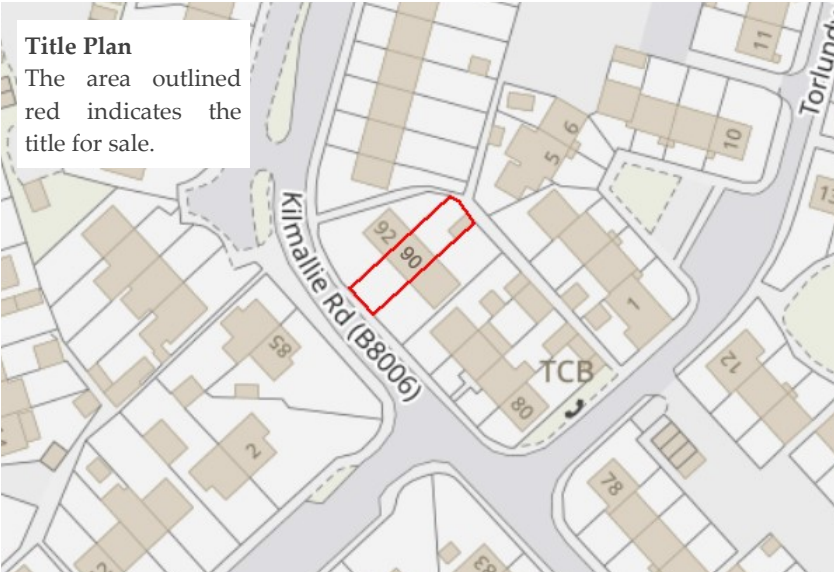


Travel Directions

From Fort William, proceed north on the A82 for two miles, turning left before the Shell Filling Station on to the A830. Take the first left at the traffic lights on to the B8006 and proceed for around one mile to the village of Caol. Proceed ahead along Kilmallie Road, passing the Co-Op, Glen Nevis Road, and Torlundy Road. Number 90 is then the 6th property located on the right hand side. Parking can be found on the next right in to Mackenzie Court, and a pathway leads to the rear of the property.

what3words

sands.songbird.visit



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)'.