



9 MACKAY CRESCENT | CAOL | FORT WILLIAM | PH33 7JB



PRICE GUIDE: £190,000

Centrally situated, in the popular residential village of Caol, 9 Mackay Crescent offers a desirable end-terraced dwellinghouse, with views towards the Nevis range of mountains. Set in generous private garden grounds to all three sides, with private off-street parking, the property is in good order and offers good-sized accommodation, conveniently arranged over two levels. Benefiting from double glazing and modern electric heating, the accommodation comprises a lounge with wood burning stove and study area, a large kitchen/diner, three bedrooms with good storage, and a recently fully modernised shower room. The 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 chemist, supermarket, vets, take-away restaurants, cafe and hairdressers, with two primary schools and the high school in close proximity. Fort William is 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.

- Desirable End-Terrace Property
- Convenient Village Location with Mountain & Countryside Views
- Lounge with Study Area
- Large Kitchen/Diner
- 3 Bedrooms
- Contemporary Shower Room
- Double Glazing & Modern Electric Heating
- Generous Garden with Private Off-Street Parking
- Carport/Drying Area, Wood Store & Garden Shed
- EPC Rating: F 32

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Accommodation

Open Entrance Lobby 1.3m x 1.1m

With half frosted glazed wooden entrance door, and frosted glazed side panel to lounge. Security light.

Lounge with Study Area 5.7m x 4.2m

With window to front. Stairs to upper level, with study area under. Wood burning stove set on granite hearth. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner 5.7m x 2.9m

With two windows to rear. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Integral Beko oven. Hotpoint electric hob with extractor hood over. Black coloured one-and-a-half bowl sink unit. Tiled splashback. Plumbing for washing machine. Laminate flooring. Half frosted glazed panel UPVC door to rear garden.

Upper Level

Landing 3.0m x 2.1m

L-shaped, with hatch to loft. Doors to shower room and bedroom.

Shower Room 2.1m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in walnut effect vanity unit, and shower cubicle with Mira shower. Fully tiled walls and flooring.

Bedroom 3.5m x 2.6m

L-shaped, with double window to rear views. Built-in wardrobe with mirrored sliding doors. Laminate flooring.

Bedroom 4.5m x 2.6m

L-shaped, with double window to front views. Engineered wooden flooring.

Bedroom 3.2m x 2.0m

With window to front. Open built-in cupboard, and built-in cupboard. Laminate flooring.

Garden

The property enjoys garden grounds to all three sides, and is approached by a private off-street gravelled driveway. The front garden features a paved patio area, offset with mature trees, shrubs, bushes, and a paved and gravelled pathway. The side of the property beyond the parking area, enjoys a covered carport/drying area with paved pathway, wood store and external cupboard, leading to the large rear garden which is fully enclosed and is laid to a mixture of gravel and paving for ease of maintenance.

Travel Directions

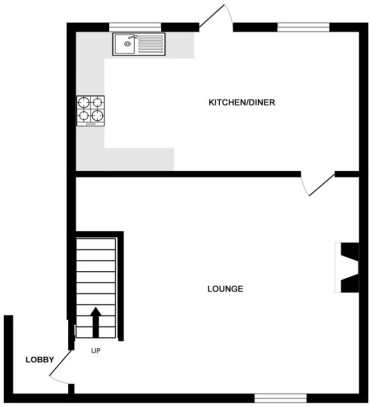
From Fort William, proceed north on the A82 for two miles, turning left before the Shell Filling Station on to the A830 and continue past Lochaber High School and through the next roundabout. Take the next entrance on the left hand side, well signposted "Visit Caol Village" and cross the railway crossing. Take the first turning on the left on to Ardgour Road then take the second turning on the right on to Mackay Crescent. Pass the two sets of terraced bungalows on the right hand side, and number 9 is the last property in the next block of terraced properties.

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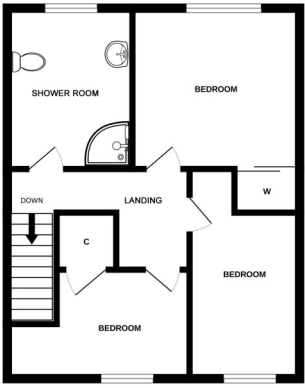


Floor Plan

GROUND FLOOR



1ST FLOOR



Title Plan

The area shaded pink indicates the title for sale.



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