

# 27 CAMESKY ROAD, CAOL



## KEY FEATURES

- Spacious 3 Bedroom End-Terrace Property
- Bright and Generously Sized Lounge
- Modern Fitted Kitchen with Breakfast Bar
- Excellent Built-In Storage Throughout
- Enclosed Front and Rear Gardens
- External Storage Shed
- Attractive Hillside Views
- Popular Residential Location in Caol
- Tax Band C
- Double Glazing / Energy Performance Rating D:58
- Oil Fired Heating.

**MCINTYRE & CO**

**SOLICITORS & ESTATE AGENTS**

**GUIDE PRICE £180,000**

## DESCRIPTION

27 Camesky Road is a three-bedroom end-terrace property which offers spacious and well-maintained accommodation. The property is entered via a welcoming hallway with excellent built-in storage and staircase leading to the upper floor. The bright and generously proportioned lounge provides a comfortable living space, featuring an electric fireplace and large window allowing an abundance of natural light.

The modern fitted kitchen has been designed with a range of contemporary wall and base units, contrasting worktops, integrated appliances, and a breakfast bar. A door provides convenient access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including two spacious double bedrooms and a comfortable single bedroom which could also be utilised as a home office or nursery. The accommodation is completed by a modern shower room. Externally, the property benefits from low-maintenance front and rear gardens. The enclosed rear garden has been attractively landscaped with decorative stone chips and a circular patio area providing an excellent space for outdoor entertaining and family enjoyment. A timber garden shed offers additional storage, while the end-terrace position provides added privacy and a pleasant open outlook.

The property benefits from double glazing, Oil fired heating and ample storage.

## LOCATION/AMENITIES

Caol is a popular residential area situated on the outskirts of Fort William renowned for its stunning surroundings and convenient access to a wide range of local amenities. The village benefits from a primary school, community facilities, and excellent public transport links.

The nearby town centre of Fort William, often referred to as the "Outdoor Capital of the UK" is just a short distance away and offers an extensive selection of shops, supermarkets, cafés, restaurants, leisure facilities, a railway station, and bus services. The area is home to a number of schools, a college campus, and medical facilities, providing everything required for day-to-day living.

For outdoor enthusiasts, Caol enjoys direct access to some of Scotland's most spectacular landscapes. The Caledonian Canal and Great Glen Way are within easy reach, offering excellent walking and cycling opportunities, while Ben Nevis, Nevis Range Mountain Resort, Glen Nevis, and numerous lochs and mountain trails are all nearby. The surrounding area provides year-round opportunities for hiking, mountain biking, skiing, fishing, sailing, and a wide range of outdoor pursuits.

**ACCOMMODATION COMPRISES:** Entrance Porch, Hallway, living room, kitchen.

**First Floor:** 3 Bedrooms, Shower Room

**DIRECTIONS** - 27 Camesky Road, Caol, Fort William, PH33 7ER

From Fort William town centre, travel north on the A82 towards Inverness. At the roundabout take the first exit and continue along the road until reaching the traffic lights. Turn left at the lights and follow the road into the village of Caol.

Continue through Caol, passing the Co-op supermarket on your right-hand side. Take the second right turn onto Torlundy Road and follow the road to the end. Turn right and continue past the garages, following the road as it curves around. Number 27 Camesky Road can then be identified by its distinctive red fencing.

**ENTRANCE PORCH :** 1.25m x 0.99m

**HALLWAY:** 3.74m x 1.41m

Spacious entrance hallway providing access to the ground floor accommodation and staircase to the upper level. The area benefits from excellent built-in storage with multiple cupboards, and carpet flooring .



**LOUNGE:** 5.92m x 3.36m

A bright and spacious lounge enhanced by a large front-facing window allowing plenty of natural light, electric fire place with dark brown mantel piece and carpet flooring .



**KITCHEN:** 3.47m x 2.70m

Fitted modern kitchen with a range of modern wall and base units, complemented by contrasting worktops and splashbacks. With integrated appliances, breakfast bar, tile flooring and access to rear garden.



**UPPER FLOOR-**

**SHOWER ROOM:**2.18m x 1.70m

A modern and well-presented shower room with black wet wall fitted with a contemporary corner shower enclosure, WC, and wash hand basin, heated towel rail and tile flooring.



**BEDROOM:** 3.14m x 2.78m

A bright and well-presented single bedroom with carpet flooring, a built-in storage cupboard with hanging rail, and pleasant hillside views.



**BEDROOM:**4.35m x 2.87m

A spacious and well-presented double bedroom with fitted carpet and a large window with hillside views.



**BEDROOM:** 3.7m x 3m

A spacious and well-proportioned double bedroom with fitted carpet.



## EXTERNAL

The property benefits from a fully enclosed, low-maintenance rear garden. Predominantly laid with decorative stone chippings, the garden features an attractive circular patio area. Enclosed by timber fencing for privacy, the garden also benefits from a useful external storage shed.



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