



8 GLENMALLIE ROAD | CAOL | FORT WILLIAM | PH33 7BX

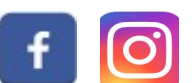
GUIDE PRICE: £210,000

Situated within the popular residential village of Caol, this attractive mid-terrace property offers spacious, well-proportioned accommodation, thoughtfully arranged over three levels. Presented in good decorative order and carefully maintained throughout, 8 Glenmallie Road is ready for immediate occupation. The property which has been extended over the years, benefits from double glazing and oil-fired central heating. The accommodation comprises a welcoming entrance vestibule and hallway, a comfortable lounge featuring a multi-fuel stove, a spacious kitchen/dining room, and a stylish shower room on the ground floor. The first floor provides two generously sized double bedrooms and a family bathroom, with an additional third bedroom on the second floor, offering flexible accommodation for families or those requiring home working space. Externally, the fully enclosed garden grounds have been thoughtfully landscaped for ease of maintenance and include an outbuilding and an impressive covered entertaining area, providing an excellent space for relaxing and socialising throughout the year. Combining generous living accommodation with a convenient village location, this delightful home is ideally suited to first-time buyers, growing families or anyone seeking a well-presented property within easy reach of Fort William and the surrounding countryside.

The village of Caol lies approximately three miles from Fort William and offers an excellent range of local amenities including a post office, pharmacy, supermarket and hairdresser, together with two primary schools and the nearby Lochaber High School. Fort William, widely recognised as the "Outdoor Capital of the UK", provides an extensive range of additional shops, services and leisure facilities. The area is renowned for its outstanding natural beauty and wealth of outdoor pursuits, including fishing, sailing, skiing, hill walking, mountain biking and golf, making it an exceptional place to live and enjoy the Highland lifestyle.

- Attractive Mid-Terrace Dwellinghouse
- Desirable Village Location with Mountain Views
- In Very Good Order & Well Presented
- Lounge with Multi-Fuel Stove
- Kitchen/Dining Room
- 3 Double Bedrooms
- Family Bathroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Garden with Outbuilding & Woodstore
- EPC Rating: D 65

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Accommodation

Entrance Vestibule 2.2m x 2.0m

UPVC entrance door with glazed panel. Window to front. Oak flooring. Door to hallway.

Hallway 3.2m x 2.0m

With stairs to upper level. Oak flooring. Doors to lounge and shower room.

Lounge 4.5m x 3.6m

With two windows to front. Feature stove set on slate hearth with tiled surround. Built-in shelving. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner 5.4m x 4.3m

L-shaped with windows to rear. Fitted with oak kitchen units offset with granite effect kitchen units and breakfast bar. Bush range cooker with chimney hood over. Integral dishwasher. Stainless steel sink unit. Two built-in cupboards. Hatch to loft. Tiled flooring. UPVC door to rear.

Shower Room 1.8m x 1.6m

With frosted window to rear. Fitted with white coloured suite of WC, feature wash hand basin set on wooden vanity unit, and wet walled shower cubicle with mains shower over. Heated towel rail. Tiled laminate flooring.

Upper Level – First Floor

Landing 4.7m x 2.0m

With window to front. Stairs to upper level. Doors to bedrooms and bathroom.

Bedroom 3.7m x 3.3m

Slightly L-shaped, with window to front. Feature fireplace. Two fitted wardrobes with mirrored sliding doors.

Bedroom 3.7m x 2.9m

With window to rear.

Bathroom 2.0m x 1.8m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set on vanity unit, and spa bath with mains shower over. Wet wall splashback. Heated towel rail. Tiled laminate flooring.

Upper Level – Second Floor

Landing

With fitted shelves and door to bedroom.

Bedroom

L-shaped, with Velux window to rear. Built-in wardrobe. Access to attic area. Laminate flooring.

Garden

The property enjoys landscaped grounds to the front and rear. The front garden is laid to lawn with attractive raised flowerbeds. The rear garden has a patio area, timber gazebo and feature pathway to the outbuilding. A feature sleeper pathway leads to a lean-to and woodstore at rear of outbuilding. Outside tap.

Outbuilding 4.7m x 3.2m

With UPVC entrance door. Window to side. Feature stove. Built-in cupboard. Hatch to loft.

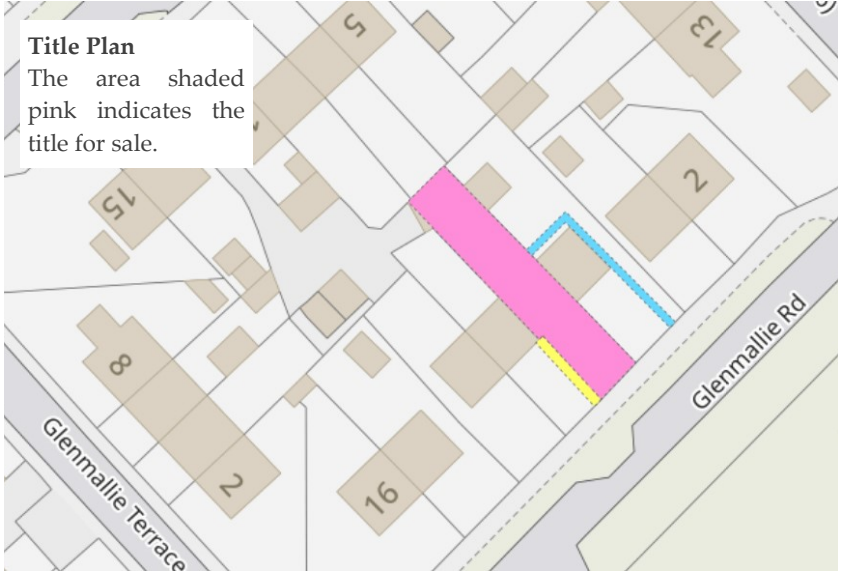


Travel Directions

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. Take the first left on to Glenmallie Road. Number 8 is the fourth property on the right hand side.

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