



AR DACHAIDH | 4 GLENMALLIE ROAD | CAOL | FORT WILLIAM | PH33 7BX

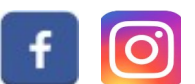
GUIDE PRICE: £230,000

Situated in the popular residential village of Caol, in a desirable position on Glenmallie Road, this attractive semi-detached dwellinghouse offers spacious and well-proportioned accommodation arranged over two levels. Modernised and upgraded in recent years, 4 Glenmallie Road has been carefully maintained and is presented in excellent decorative order throughout, providing a comfortable home in genuine walk-in condition. Benefiting from double glazing and modern oil-fired central heating, the accommodation comprises a welcoming entrance vestibule and hallway, an impressive lounge with a multi-fuel stove providing an attractive focal point, a generously proportioned dining kitchen, and a modern bathroom, all located on the ground floor. Upstairs, the property offers three well-sized double bedrooms, together with access to a partially floored loft providing useful additional storage. Externally, the fully enclosed garden grounds have been thoughtfully designed with ease of maintenance in mind. An impressive monobloc private driveway provides ample off-street parking, while a detached garage/workshop is positioned to the rear. A recently installed raised composite decking area creates an excellent space for outdoor dining, entertaining and relaxing, complemented by a safe and practical area of artificial lawn, ideal for children and family use. Combining generous accommodation, attractive outdoor space and a convenient village setting, this delightful property would make an excellent home for first-time buyers, growing families or those seeking a well-presented property within easy reach of Fort William and the surrounding 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.

- Most Attractive Semi-Detached Dwellinghouse
- Desirable Village Location with Mountain Views
- In Excellent Order & Well Presented
- Lounge with Multi-Fuel Stove
- Kitchen/Dining Room
- 3 Double Bedrooms
- Family Bathroom
- Double Glazing & Oil Fired Central Heating with Hive
- Garden with Detached Garage
- EPC Rating: D 58

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Accommodation

Entrance Vestibule 2.0m x 1.4m

Very slightly L-shaped. UPVC entrance door with decorative glazed panels. Built-in understair cupboard with louvre doors. Laminate flooring. Door to entrance hallway.

Entrance Hallway 3.7m x 2.0m

L-shaped, with stairs to upper level. Laminate flooring. Doors to lounge, dining kitchen and bathroom.

Lounge 4.3m x 4.0m

Very slightly L-shaped, with two windows to front mountain views. Woodwarm multi-fuel stove set on slate hearth. Shelved alcove. Laminate flooring.

Dining Kitchen 4.3m x 3.0m

With window to rear. Fitted with modern pale grey coloured kitchen units, offset with oak effect work surfaces. Integral Lamona double oven. Lamona electric hob with extractor hood over. Integral fridge/freezer. Plumbing for washing machine. White ceramic one-and-a-half bowl sink unit. Wet-walling splashback. Engineered oak flooring. Glazed UPVC door to rear garden.

Bathroom 2.2m x 1.9m

L-shaped, with frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in gloss white vanity unit, and bath with Mira shower over. Fully tiled walls. Heated towel rail. Tiled flooring.

Upper Level

Landing 2.0m x 1.0m

With window to front views and two steps up to upper hallway.

Upper Hallway 3.1m x 1.7m

L-shaped, with hatch to loft (with loft ladder, centrally floored, and with light). Built-in storage cupboard. Doors to bedrooms.

Bedroom 3.2m x 3.1m

With window to front views. Built-in wardrobe (3.2m x 1.0m) with sliding doors comprising two hanging sections and one shelved section.

Bedroom 3.5m x 2.8m

With window to rear.

Bedroom 3.8m x 3.5m

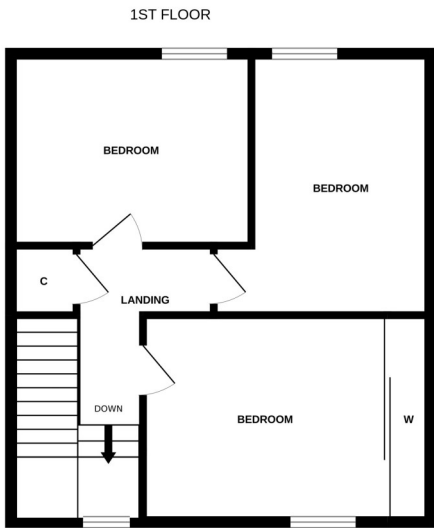
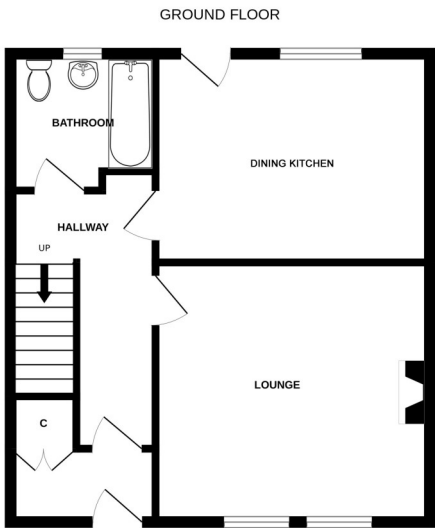
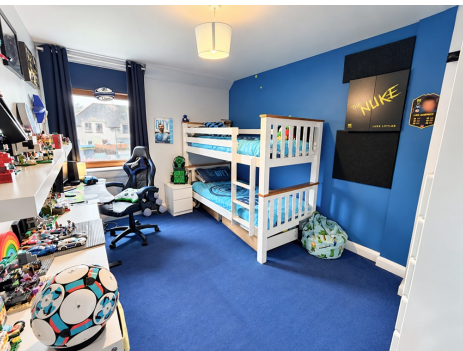
Slightly L-shaped, with window to rear.

Garden

The property enjoys fully enclosed, well-maintained garden grounds to three sides. A private monobloc driveway leads to the side and rear, while the remainder of the front is laid to gravel for ease of maintenance, complemented by mature trees and shrubs, with a monobloc pathway leading to the entrance. As a nod to the property’s location, the iron railings feature a simplified silhouette of Ben Nevis. The rear garden is laid to a combination of paving, child-friendly artificial lawn and a recently installed raised composite decking area, ideal for outdoor seating and entertaining.

Detached Garage/Workshop 4.6m x 3.0m

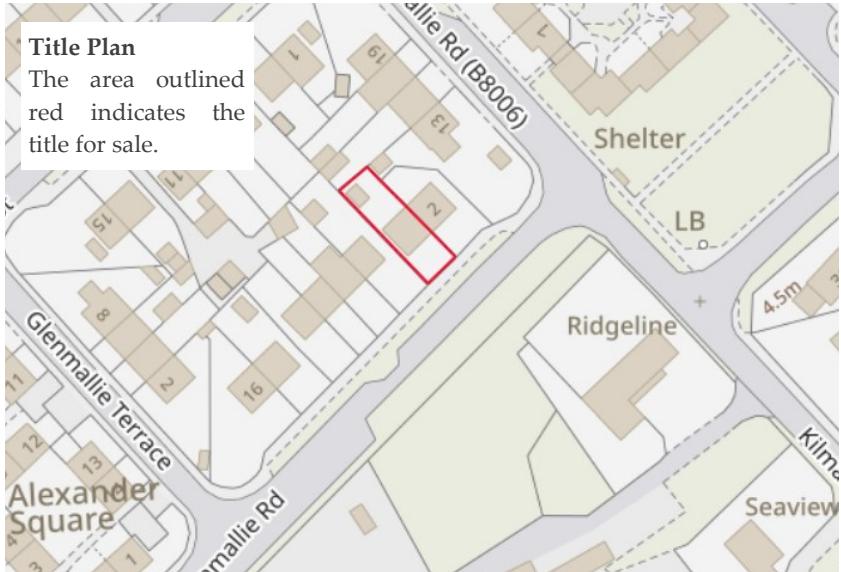
With up-and-over metal door. Light and power.



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 4 is the second property on the right hand side.

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