



1 GLENKINGIE STREET | CAOL | FORT WILLIAM | PH33 7DW



PRICE GUIDE: £220,000

Centrally located within the popular residential village of Caol, 1 Glenkingie Street presents a rare opportunity to purchase an extended semi-detached property in a highly desirable setting, enjoying open views towards the shores of Loch Linnhe and Ben Nevis. Set within private garden grounds to the front, side, and rear, the property offers deceptively spacious accommodation arranged over two levels, comprising four bedrooms, including a principal bedroom with en-suite facilities. The home further benefits from a good-sized kitchen/diner, ideal for family living and entertaining, and a comfortable lounge featuring a wood-burning stove, creating a warm and inviting focal point. Additional features include double glazing and an air-source heating system, providing comfort and efficiency throughout. This versatile property would be ideally suited to a first-time buyer, as a permanent family home, or as an excellent investment opportunity within a buoyant local 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.



- Attractive, Extended, Semi-Detached Property
- Convenient Village Location
- Loch & Mountain Views
- Lounge
- Kitchen/Diner
- 4 Bedrooms (Principal En-Suite)
- Bathroom
- Double Glazing & Air Source Heating System
- Garden
- EPC Rating: D 61

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Accommodation

Entrance Vestibule

With UPVC entrance door. Under stair recess area. Laminate flooring. Door to hallway.

Hallway

With stairs to upper level. Laminate flooring. Doors to lounge, bathroom and principal bedroom.

Lounge 3.9m x 3.9m

With two windows to front. Feature multi-fuel stove set on granite hearth. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner 4.3m x 3.1m

With window to rear. Fitted with oak effect kitchen units offset with granite effect work-surface and splashback. Oven. Lamona hob with chimney hood over. Plumbing for washing machine. UPVC to rear garden.

Bathroom 2.0m x 1.8m

With frosted window to rear. Fitted with white coloured suite of WC and wash hand basin set on vanity unit and bath with Triton shower over. Wet wall splashback.

Principal Bedroom 4.8m x 3.8m

L-shaped, with window to front. Built-in wardrobes. Hatch to loft. Door to en-suite shower room.

En-Suite Shower Room 2.3m x 1.8m

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

Upper Level

Landing

With window to front at half landing. Hatch to loft - floored. Built-in cupboard. Doors to bedrooms.

Bedroom 3.5m x 3.4m

With window to front. Built-in wardrobes.

Bedroom 3.9m x 2.9m

L-shaped, with window to rear. Recessed cupboard.

Bedroom 3.5m x 2.9m

With window to side.

Garden

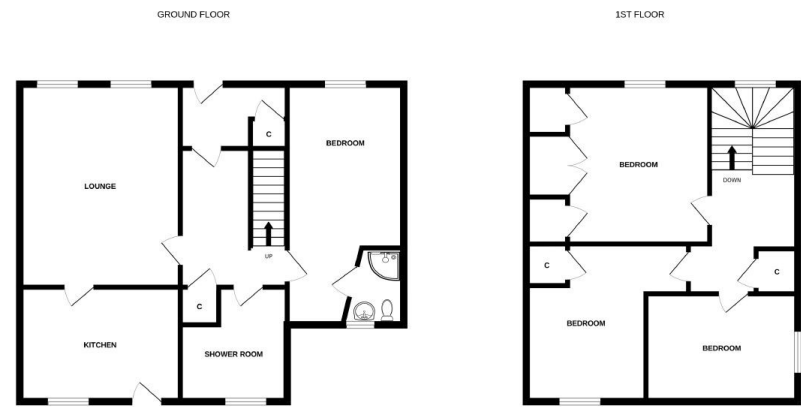
The property enjoys garden grounds to the front, side and rear, linked with a paved pathway to the side. The front is enclosed, laid to gravel for ease of maintenance and features mature hedging. The rear is also enclosed and offers a blank canvas.

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 one mile in to Caol. Turn left on to Glenmallie Road and proceed along this road towards the end. Turn right just before Caol Primary School and the property is located straight ahead.



Floor Plan



Title Plan

The area outlined red is included in the sale.



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)'.