



109 Blar Mhor Road



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Caol, Fort William, Inverness-shire, PH33 7HS

Guide Price £150,000

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PROPERTY

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109 Blar Mhor Road is a desirable end-terrace House with 3 Bedrooms, located in the popular village of Caol. With enclosed garden to the front, side & rear, it would make a wonderful family home, perfect first-time buyers' property, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious end-terrace House
- Fine open mountain views
- Convenient village location
- Hallway, Lounger, Kitchen, Shower Room
- Upper Landing, 3 Bedrooms, Box Room
- Attractive log burning stove in Lounge
- Double glazed windows
- Solar panels & electric heating
- Enclosed garden to front, side & rear
- Timber shed in rear garden
- Free parking to the side
- Within walking distance of local amenities
- Wonderful family home
- Ideal purchase for first-time buyers



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The ground floor accommodation comprises entrance Hallway, Lounge, Kitchen and Shower Room.

The first-floor accommodation offers the Upper Landing, 3 Bedrooms and a Box Room.

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 109 Blar Mhor Road benefits from spacious accommodation in a traditional layout, is fully double glazed, has solar panels and electric heating.

Caol is approximately 3 miles from Fort William town centre, and offers a supermarket, chemist, fish & chip shop, takeaway shops, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:-

APPROACH

Via the enclosed front garden and entry into the Hallway or via the rear garden and into the Kitchen.

HALLWAY 2.7m x 1.3m

With external door and window panel to the front elevation, carpeted stairs rising to the first floor, fitted carpet and doors leading to the Lounge and the Shower Room.

LOUNGE 6.6m x 3.6m

Bright room, with window to the front elevations, radiator, fitted carpet, door leading to the Kitchen and French patio doors leading out to the rear garden. (NB fish tank is available in sale).

KITCHEN 3.3m x 3.2m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, storage cupboard, space for free standing fridge/freezer, plumbing for washing machine, space for tumble dryer, laminate flooring, window to the rear elevation and external door leading to the enclosed rear garden.

SHOWER ROOM 2.4m x 1.8m (max)

With wet wall shower, wash basin WC, wall mounted mirror, heated towel rail and Resin style flooring.



UPPER LANDING 2m x 1.9m

With fitted carpet, radiator, access hatch to the Loft and doors leading to all 3 Bedrooms and the Box Room.

BEDROOM ONE 3.3m x 2.7m (max)

L-shaped with window to the front elevation and fitted carpet.

BEDROOM TWO 4.3m x 3.7m (max)

With window to the front elevation, panel heater and fitted carpet.

BEDROOM THREE 4.3m x 2.6m

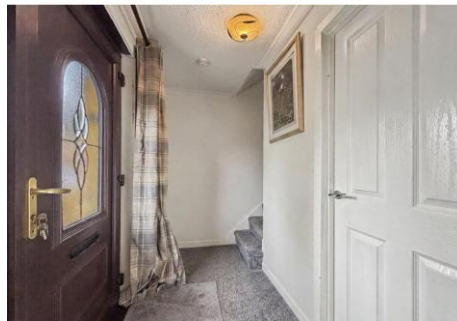
With window to the rear elevation, panel heater and fitted carpet.

BOX ROOM 2m x 1.7m

With frosted window to the rear elevation and fitted carpet. This room was previously used as a Bathroom, plumbing is available, this room could easily be made into a second facility.

GARDEN

109 Blar Mhor Road benefits from garden to the front, side & rear and is enclosed with timber fencing. The front is laid mainly with gravel offset with paving slabs leading to the front door & planted with shrubs & bushes. The side garden is laid with gravel and houses a timber log store. The rear garden is laid with paving slabs with a raised decking area with French patio doors leading out from the Lounge. There are raised vegetable & flower beds in the rear garden. There is free parking to the rear of the property.



109 Blar Mhor Road, Caol



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.

Council Tax: Band C

Gross internal floor area (m²) 81

EPC Rating: B83

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left just before the Canal Crossing onto the B8006 into Caol. Continue ahead on Kilmallie Road. Take the third turning left onto Blar Mhor Road. At the T-junction turn right continue ahead and follow the road round to the right. Number 109 is on the left-hand side and can be identified by the For Sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

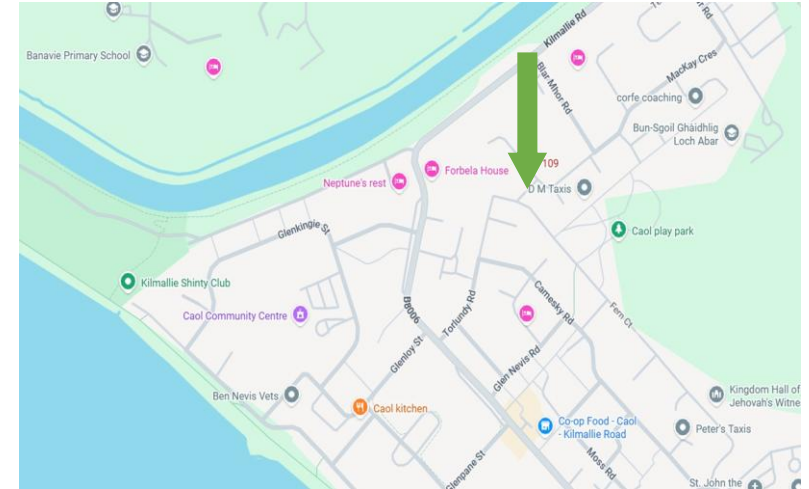
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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