

5 Banavie Road



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Caol, Fort William, PH33 7HY

Guide Price £180,000

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PROPERTY

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5 Banavie Road is a beautifully presented & spacious mid-terrace House with 2 Bedrooms. Located in the popular & picturesque village of Caol. With enclosed garden to the front & rear and with views of Ben Nevis & Aonach Mor, it would make a wonderful family home, perfect purchase for first time buyers or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 2 Bedroom mid-terrace House
- Convenient village location, close to amenities
- Views towards Ben Nevis & Aonach Mor
- Porch, Hallway, Lounge/Diner, Kitchen
- Upper Landing, 2 double Bedrooms
- Family Bathroom and Loft
- Electric warm air ducted heating
- Double glazed windows
- Private garden with timber shed
- Free on street parking to front
- Superb family home
- Ideal buy to let investment



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The Ground Floor accommodation comprises entrance Porch, Hallway with large cupboard, Lounge/Diner and Kitchen.

The First Floor accommodation offers the Upper Landing, 2 double Bedrooms and the family Bathroom.

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

In addition to its convenient location, 5 Banavie Road offers spacious accommodation in a traditional layout and benefits from being fully double glazed and has full electric warm air ducted heating.

The village of Caol is approximately 3 miles north of Fort William town centre and lies at the northern shore of Loch Linnhe. Caol 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 gated garden to the front of the property and entrance into the Porch.

PORCH 1.5m x 1m

Via external door to the side elevation, window to the front elevation, tiled flooring and door leading to the Hallway.

HALLWAY 2.2m x 1.4m

With carpeted stairs rising to the first floor, large storage cupboard housing the hot air heating system, laminate flooring and door leading to the Lounge/Diner.

LOUNGE/DINER 6.5m x 3.2m (max)

Spacious and bright family room, with dual aspect windows to the front & rear elevations, laminate flooring and door leading to the Kitchen.

KITCHEN 3.7m x 3.1m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, tiled splashbacks, breakfast bar, space for freestanding fridge/freezer, plumbing for washing machine, laminate flooring, 2 windows to the rear elevation and external door leading out to the rear garden.



UPPER LANDING 2m x 1.6m

With fitted carpet, access to the Loft, electric panel heater and doors leading to both Bedrooms and the family Bathroom.

BEDROOM ONE 5.4m x 3m

With window to the front elevation, double built-in wardrobe and fitted carpet.

BEDROOM TWO 3.4m x 3.4m

With window to the rear elevation, built-in cupboard housing the hot water tank and fitted carpet.

FAMILY BATHROOM 1.9m x 1.7m

With suite comprising bath with shower over, wash basin, WC, partly tiled walls, window to the rear elevation and tiled flooring.

GARDEN

With well-maintained enclosed garden to the front & rear elevations. The front garden is enclosed with a gated timber fence and is laid partly with AstroTurf and partly with paving slabs leading to the Porch door. The rear garden is also enclosed with timber fencing and is laid with a mixture of paving slabs, concrete & gravel and has a raised timber decking area suitable for garden furniture, the perfect place for dining alfresco & entertaining. There is a gate in the rear garden that leads out to the side path. The rear garden houses a substantial timber shed with power & lighting Free on street parking is located to the front of the property.



5 Banavie 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

EPC Rating: F35

Gross internal floor area (m²) 72

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.



LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

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. Take first left into Argyll Road, then 2nd right turning onto MacKay Crescent. Take 2nd turning left into Banavie Road following the road round to the left. Number 5 is directly ahead 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.

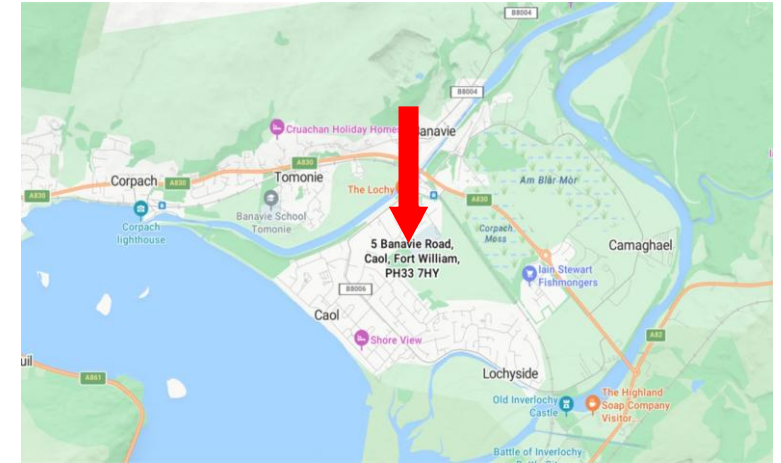
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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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T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

