



35 KILMALLIE ROAD | CAOL | FORT WILLIAM | PH33 7BZ

PRICE GUIDE: £180,000

Centrally situated, in the popular residential village of Caol, 35 Kilmallie Road forms a desirable mid-terrace dwellinghouse. Offering views to the surrounding hills and mountains, the property is in good order and benefits from double glazing and electric heating, however would benefit from some modernisation. Enjoying good sized accommodation, conveniently arranged over two floors, the property comprises an entrance vestibule and hallway, lounge, kitchen/diner, and shower room on the ground floor, whilst three double bedrooms are located on the upper floor. Well-maintained garden grounds to both the front and rear further compliment the property and the sale includes a metal garden shed. Due to the size and location, this attractive property would be ideally suited as a permanent family home.

The village of Caol is situated approximately 3 miles from Fort William and offers a wide range of amenities including a post office, chemist, supermarket, cafe and hairdressers, with two primary schools and the high school in close proximity. Fort William, recognised as the 'Outdoor Capital of the UK', means 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.

- Desirable Mid-Terrace Dwellinghouse
- Convenient Village Location with Mountain Views
- In Good Order
- Lounge
- Kitchen/Diner
- 3 Double Bedrooms
- Shower Room
- Double Glazing, Storage & Panel Heaters
- Garden with Garden Shed
- EPC Rating: D 61



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Accommodation

Entrance Vestibule 1.9m x 1.5m

Slightly L-shaped, with glazed UPVC front door. Small single glazed fixed window to front. Built-in understair cupboards. Door to entrance hallway.

Entrance Hallway 3.2m x 2.0m

L-shaped, with stairs to upper level. Built-in seating area. Doors to lounge, kitchen/diner and shower room.

Lounge 4.0m x 4.0m

With two windows to front. Two alcove areas.

Kitchen/Diner 4.3m x 3.0m

With window to rear. Fitted with white shaker-style kitchen units, offset with granite effect work surfaces. Hygena extractor hood over. White ceramic one-and-a-half bowl sink unit, with feature tap. Tiled splashback. Glazed panelled UPVC door to rear garden.

Shower Room 2.2m x 2.0m

Slightly L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin, and fully wet-walled shower cubicle, with Triton shower. Wet-walling splashback.

Upper Level

Half Landing 1.9m x 0.9m

With window to front.

Landing 3.2m x 1.7m

L-shaped, with hatch to loft. Doors to

bedrooms.

Bedroom 4.3m x 3.3m

Very slightly L-shaped, with window to front.

Bedroom 3.5m x 2.8m

With window to rear.

Bedroom 3.9m x 3.6m

L-shaped, with window to rear. Built-in cupboard.

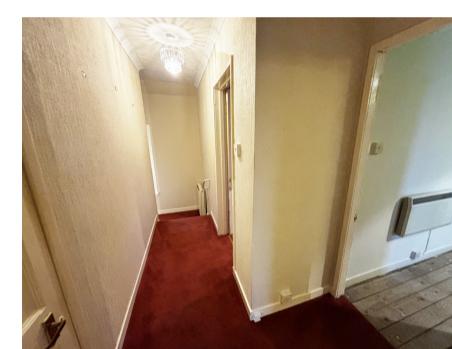
Garden

The property benefits from garden grounds to both the front and rear. The front garden is enclosed and laid to gravel for ease of maintenance, featuring a mature Hebe bush and paved pathway to the front door. The rear garden is also enclosed, laid to lawn, offset with a paved pathway and includes a metal garden shed in the sale.

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. Continue on Kilmallie Road, passing both Glenmallie Road and Glendessary Street on the left hand side, turn left where the road splits at the second block of terraced houses, opposite the green. Number 35 is the 4th property on the left.

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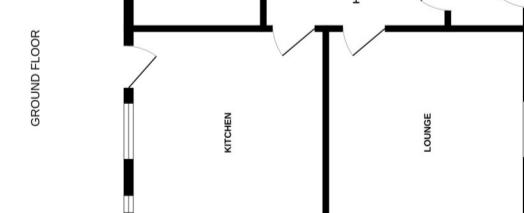
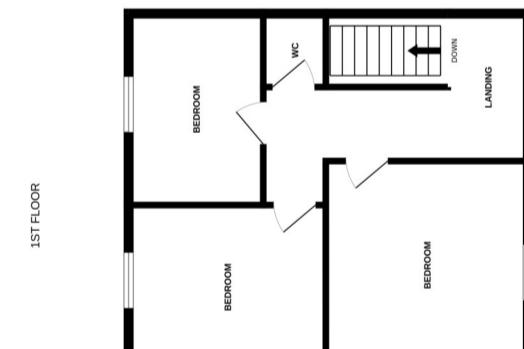


Title Plan



The areas shaded pink and blue indicate the title for sale, whilst the orange shading indicates a pathway around to the rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements, dimensions and areas are approximate only and should not be relied on 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)'.



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)'.