



## 46 Blar Mhor Road

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

Guide Price £205,000

**Fiuran**  
PROPERTY

[Fiuran.co.uk](https://www.fiuran.co.uk)

# 46 Blar Mhor Road

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

46 Blar Mhor Road is a beautifully presented & spacious 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

- Modern 3 Bedroom end-terrace House
- Well-presented & in walk-in condition
- Convenient & desirable village location
- Hallway, Lounge/Diner, Kitchen
- Upper Landing, 3 Bedrooms
- Family Shower Room and Loft
- Double glazed windows
- Oil fired central heating
- Enclosed garden to front, side & rear
- Timber shed in rear garden
- Free parking to the rear
- Within walking distance of local amenities
- Wonderful family home
- Ideal purchase for first-time buyers



46 Blar Mhor Road is a beautifully presented & spacious 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.

The ground floor accommodation comprises entrance Hallway with large storage cupboard, Lounge/Diner and Kitchen.

The first-floor accommodation offers the Upper Landing, 3 Bedrooms and the family Shower Room.

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

In addition to its convenient location, 46 Blar Mhor Road benefits from spacious accommodation in a traditional layout and is fully double glazed and has oil fired central 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 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, large storage cupboard, fitted carpet and door leading to the Lounge.

**LOUNGE/DINER** 6.5m x 3.6m

Spacious and bright room, with dual aspect windows to the front & rear elevations, 2 radiators, fitted carpet in the Lounge, laminate flooring in the Diner and semi-open plan to the Kitchen.

**KITCHEN** 5m x 2.8m (max)

Semi-open plan to the Lounge/Diner and fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink & drainer, electric oven & grill, electric hob with extractor hood over, storage cupboard, breakfast bar, 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.



**UPPER LANDING** 1.8m x 1.7m

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

**BEDROOM ONE** 4.3m x 3.6m (max)

With window to the front elevation, radiator and fitted carpet.

**BEDROOM TWO** 3m x 2.6m

With window to the front elevation, built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

**BEDROOM THREE** 4.3m x 2.6m (max)

With window to the rear elevation, recess with storage, radiator and fitted carpet.

**SHOWER ROOM** 2.6m x 1.7m

With frosted window to the rear elevation, modern white suite comprising walk-in shower enclosure, wash basin set in a vanity unit, WC, heated towel rail and cushioned flooring.

**GARDEN**

46 Blar Mhor Road benefits from garden to the front, side & rear and is enclosed with timber fencing. The front is laid with grass with paving slabs leading to the front door. The side & rear garden are laid with a mixture of AstroTurf, gravel and paving slabs. The rear garden houses a timber shed. There is free parking to the rear of the property.



## 46 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 (m<sup>2</sup>)** 81

**EPC Rating:** C71

**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.

Boundary Plan as per Registers of Scotland



## 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 46 is on the right-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.

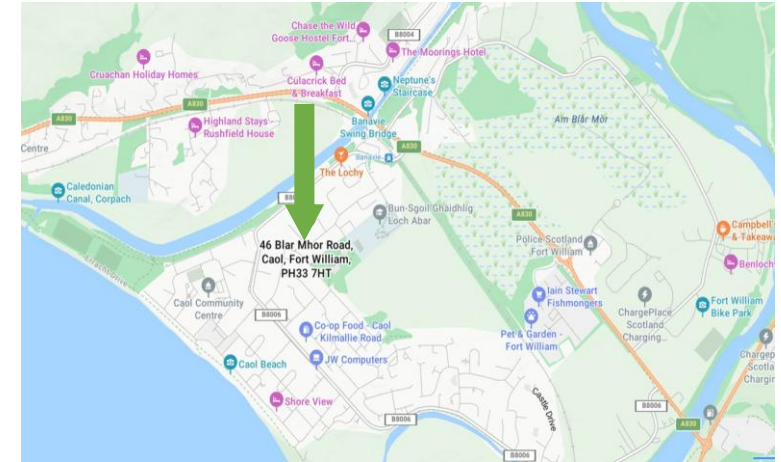
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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](http://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.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kellie@fiuran.co.uk](mailto:kellie@fiuran.co.uk)

Dail-Uaine  
Invercoe  
Glencoe  
PH49 4HP

