



MacPhee & Partners



CRAIGLEA | CAMAGHAEL | FORT WILLIAM | PH33 7NF



GUIDE PRICE: £295,000

Situated within the desirable area of Camaghael, this desirable detached dwellinghouse offers spacious, well-proportioned accommodation, thoughtfully arranged over two levels. Well presented and well maintained throughout, Craiglea is in very good decorative order and ready for immediate occupation. The property benefits from modern double glazing and air source central heating and is enhanced by bright, airy accommodation throughout. The accommodation comprises a welcoming entrance vestibule and hallway, a comfortable lounge featuring electric fire which opens to a spacious contemporary kitchen/dining room, modern bathroom and two double bedrooms on the ground floor. The upper floor provides a large landing area, two generously sized double bedrooms and a modern shower room. Externally, the fully enclosed garden grounds have been thoughtfully landscaped. Combining generous living accommodation with an attractive location, this delightful home is ideally suited to families or anyone seeking a well-presented property within easy reach of Fort William and the surrounding countryside.

Camaghael is situated just off the 'Road to the Isles', around 3 miles from the principal town of Fort William, with views to the surrounding countryside and Nevis Range of mountains, and is ideally located to enjoy many of the outdoor pursuits the local area, known as 'The Outdoor Capital of the UK', has to offer including walking, mountaineering, skiing sailing, fishing, mountain biking and sight-seeing. With an excellent café and takeaway in close proximity, along with Lochaber High School, Fort William Medical Practice and the Caledonian Canal, the property also benefits from shops, hotels, restaurants and primary schools nearby, whilst a bus and railway station are located in the town itself.

- Most Desirable Detached Property
- Stunning Views towards Ben Nevis & River Lochy
- In Excellent Order
- Lounge
- Kitchen/Dining Room
- Utility Room
- 4 Bedrooms
- Bathroom & Shower Room
- Garden
- Double Glazing & Air Source Central Heating
- EPC Rating: C72

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL

01397 70 2200 :: estateagency@macphee.co.uk :: www.macphee.co.uk



Zoopla.co.uk





Accommodation Dimensions

Entrance Porch

With UPVC entrance door. Window to front. Door to hallway.

Hallway

With stairs to upper level. Under stair cupboard. Built-in linen cupboard. Doors to lounge, kitchen/diner, bathroom and bedrooms.

Lounge 4.3m x 4.1m

With double window to front. Feature fireplace with electric fire insert. Wall lights. Laminate flooring. Open to kitchen/diner.

Kitchen/Diner 6.5m x 3.1m

With patio doors to rear. Window to rear. Fitted with modern cream coloured kitchen units offset with wood effect work surfaces. Lamona oven and hob with chimney hood over. Integral Lamona dishwasher. Integral fridge/freezer. Stainless steel sink. Tiled splashback. Laminate flooring. Door to utility and hallway.

Utility 2.4m x 1.5m

With UPVC door to rear. Fitted with modern cream coloured kitchen units offset with wood effect work surfaces. Stainless steel sink. Tiled splashback. Plumbing for washing machine.

Bedroom 3.8m x 3.1m

With double window to rear. Built-in wardrobe.

Bedroom 4.1m x 2.7m

With double window to front. Built-in wardrobe.

Bathroom 2.8m x 1.7m

With window to front. Fitted with white suite of WC, wash hand basin and bath. Tiled splashback.

Upper Level

Landing

With Velux window to rear. Walk-in cupboard. Doors to bedrooms and shower room.

Bedroom 4.1m x 3.4m

With Velux window to front and window to side. Two built-in wardrobes.

Bedroom 4.1m x 3.5m

With Velux window to front and window to side. Built-in wardrobe.

Shower Room 2.0m x 1.7m

With Velux window to front. Fitted with white suite of WC, wash hand basin and tiled corner shower cubicle with Mira shower.

Garden

A shared gravelled driveway provides access to the property, where private parking is available to the side and rear. The generous private garden grounds are predominantly laid to lawn and are enhanced by mature trees, creating a peaceful setting. A patio terrace to the rear enjoys delightful views over the river, offering the perfect spot for entertaining or relaxing outdoors.

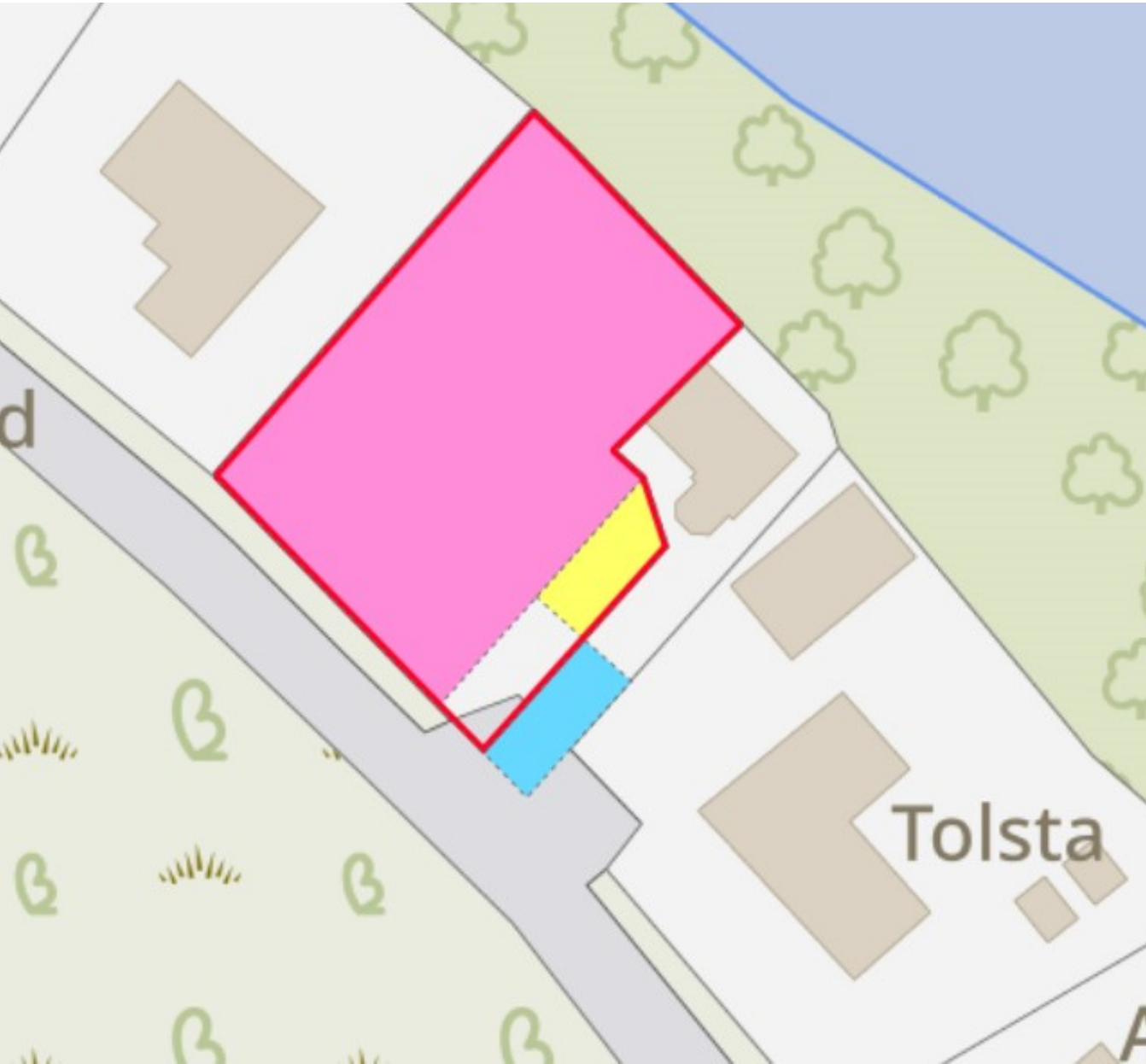
Travel Directions

From Fort William, travel north on the A82 for around 2 miles. Before the Shell filling station, turn left at the roundabout sign posted Mallaig, A830 and cross over Lochy Bridge. Directly after Lochaber High School, turn right in to Camaghael, signposted Camaghael, Health Centre & Lochaber High School. Proceed ahead, passing the school and Ben Nevis Holiday Park and continue ahead on the single track road. Camaghael Cottage is the 8th property located on the right hand side.

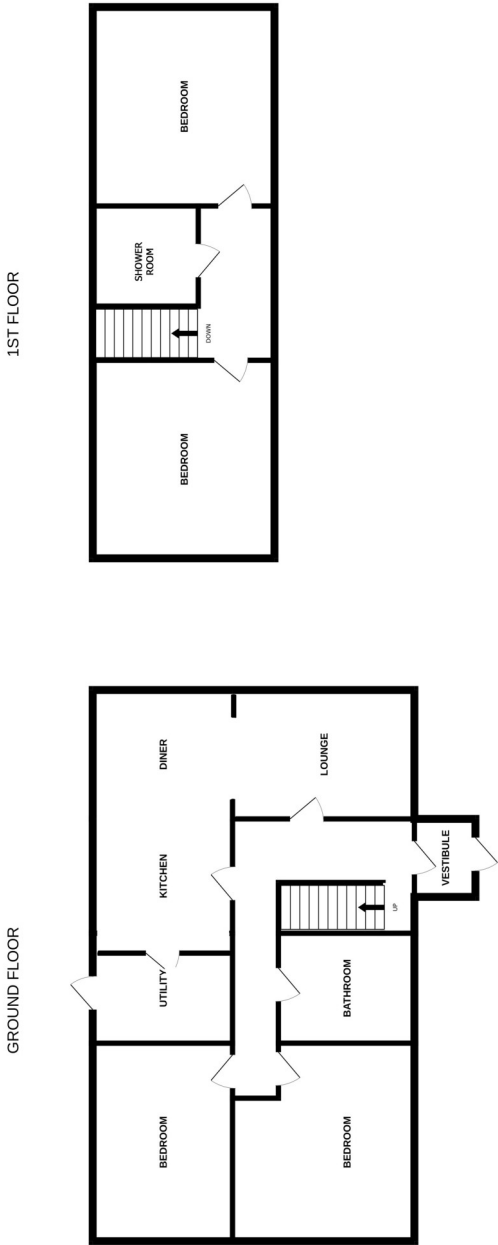


Title Plan

The area outlined red indicates the title for sale.



Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate only and should not be relied upon for any purpose other than as a guide. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown are not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex ©2025



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)'.