

8 GLEN NEVIS ROAD, CAOL



KEY FEATURES

Well presented three bedroomed house

Great location, within walking distance of Primary School and local amenities

Spacious lounge / fitted kitchen

Neatly kept and low maintenance gardens to front and rear

New bathroom

New Boiler fitted

Double Glazing / Oil Fired Heating

Energy Performance Rating D:59

Council Tax Band C

Tenure is Freehold

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £180,000



View from Caol towards Ben Nevis

ACCOMMODATION:

Ground Floor: Entrance, Lounge, Kitchen, Bathroom, Rear Porch.

First Floor: Three Bedrooms, Store/Box Room and Family Bathroom.

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 8 Glen Nevis Road to the market. This is a well presented three bedroom property that was built around 1950.

This spacious three bedroom end– terrace property benefits from oil-fired heating, double glazing. Further benefits include a private enclosed garden to the front and to the rear. Conveniently located, the home is within a short walking distance of the local primary school and also within easy reach of Fort William Town Centre, providing access to a range of amenities

LOCATION/AMENITIES

Caol is a popular residential area situated on the outskirts of Fort William renowned for its stunning surroundings and convenient access to a wide range of local amenities. The village benefits from a primary school, community facilities, and excellent public transport links. The nearby town centre of Fort William, often referred to as the "Outdoor Capital of the UK" is just a short distance away and offers an extensive selection of shops, supermarkets, cafés, restaurants, leisure facilities, a railway station, and bus services. The area is home to a number of schools, a college campus, and medical facilities, providing everything required for day-to-day living. For outdoor enthusiasts, Caol enjoys direct access to some of Scotland's most spectacular landscapes. The Caledonian Canal and Great Glen Way are within easy reach, offering excellent walking and cycling opportunities, while Ben Nevis, Nevis Range Mountain Resort, Glen Nevis, and numerous lochs and mountain trails are all nearby. The surrounding area provides year-round opportunities for hiking, mountain biking, skiing, fishing, sailing, and a wide range of outdoor pursuits.

DIRECTIONS – 8 Glen Nevis Road, Caol, Fort William, PH33 7EW

From Fort William town centre, travel north on the A82 towards Inverness. At the roundabout take the first exit and continue along the road until reaching the traffic lights. Turn left at the lights and follow the road into the village of Caol.

Continue through Caol, passing the Co-op supermarket and take the second right onto Glen Nevis Road. Continue half way along and number 8 is on your right hand side.

ENTRANCE: 1.27m x 0.99m

HALLWAY: 3.73m x 1.64m

Carpeted hallway with two storage cupboards.



LOUNGE: 5.91m x 3.37m

Spacious lounge with views towards the garden ground and hillside. Built in shelving and carpet flooring.



KITCHEN: 3.49m x 2.70m

Spacious fitted kitchen featuring a range of wall, drawer and base units. Integrated oven, hob and fan and vinyl flooring. The fridge freezer and tumble dryer are included in the sale.



Rear Porch: 1.69m x 0.89m

Under-stairs storage cupboard with access to the rear garden.

First Floor-

BATHROOM: 2.20m x 1.66m

Newly fitted modern bathroom with electric shower over bath. Fully panelled marble effect wet wall, WC, wash hand basin and vanity unit. Finished with vinyl flooring.



BEDROOM: 3.17m x 2.80m

Single bedroom with built in storage cupboard and laminate flooring.



BEDROOM: 3.71m x 2.95m

Double bedroom with built in storage and mirror sliding doors and carpet flooring.



BEDROOM: 3.67m x 2.87m

Double bedroom with Laminate flooring.

BOX ROOM/STORE: 1.69m x 1.14m:

Laminate flooring and shelving.



EXTERNALLY

The front garden is laid with grass and hedging along the fence line. The property is fully fenced with gated access and a path. To the rear is a low maintenance garden that benefits from a patio area, washing line and newly fitted oil tank.



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