

45, CARN DEARG ROAD, CLAGGAN



KEY FEATURES

- Spacious two bedroom middle flat
- Double Glazing / Air Source Pump Heating
- Balcony
- Good location within walking distance of town centre
- Lovely views towards the hillside
- Tax Band B
- Excellent Energy Performance Rating C:79
- Tenure is Freehold
- On – street parking
- Rear communal garden

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £125,000

DESCRIPTION

45 Carn Dearg road is a well-presented upper floor flat situated within a residential area benefiting from a private balcony and attractive views towards the surrounding hillside. The property enjoys a convenient location within easy reach of local amenities and offers bright, spacious accommodation throughout. The flat further benefits from communal garden grounds and on-street parking nearby.

The property has recently benefited from a number of improvements, including the removal of the fireplace and mantelpiece, installation of air source heat pumps and radiators in March 2025, a newly fitted kitchen installed in November 2025, and a new bathroom which was installed 2 years ago and new carpet fitted in the living room in March 2026.

The property also benefits from additional storage facilities, including a coal shed located beside the front door and a larger storage shed situated on the ground floor.

Some contents including the new fridge and oven, may be available by separate negotiation

Situated within an established residential estate close to the centre of Fort William, the property enjoys convenient access to a wide range of local amenities, essential services, transport links, and a nearby bus stop.

LOCATION/AMENITIES

The Village of Claggan is approximately 1 mile North of Fort William and there is a regular bus service to and from the town centre. Claggan has a well stocked village shop within walking distance of the property.

Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK”. There are extensive facilities to include a hospital, mainline railway station, bus station, cinema, supermarket and a range of local shops, coffee shops, hotels, restaurants and bars.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

ACCOMMODATION COMPRISES: Hallway, Two Double Bedrooms , Family Bathroom Lounge , kitchen, Balcony.

DIRECTIONS - 45 CARN DEARG ROAD, CLAGGAN PH33 6QQ

From Fort William Town Centre travel north on the A82, continue until reaching the signs for Claggan After the pedestrian crossing and mini roundabout, take the first right into Claggan and then the second left onto Melantee Road. Follow the road until you reach a left turn onto Carn Dearg Road follow the road to the end and on the right hand side 45 is the second block of flats.

HALLWAY: 5.04m x 1.03m

“L Shaped Hallway”, laminate flooring.

LOUNGE 5.21m x 3.43m

Bright and spacious front facing lounge featuring a large window, fitted carpet flooring, and a built-in cupboard with shelving. The room also provides access to the balcony and kitchen.

KITCHEN 3.23m x 2.28m

Modern fitted kitchen featuring an integrated hob, oven, extractor fan, and dishwasher. Finished with grey gloss cabinets, wood-effect worktops, and marble-effect wall tiling around the workspace. The kitchen also benefits from attractive hillside views and laminate flooring.

FAMILY BATHROOM 2.69m x 1.61m

Modern bathroom featuring laminate flooring, a heated towel rail, bath with white wooden panelling and overhead shower, WC, and wash hand basin. Finished with attractive white marble-effect wall tiling throughout.

BEDROOM 4.41m x 3.22m

Spacious rear-facing room featuring fitted carpet flooring and attractive views towards the Hillside.

BEDROOM 2.77m x 3.76m

Well-proportioned bedroom featuring fitted carpet flooring.



EXTERNAL

Large communal garden grounds mainly laid to grass, offering an open outdoor space with attractive hillside views. The communal garden provides drying facilities and enjoys a peaceful setting within the surrounding Highland scenery.

Private balcony offering an ideal space for outdoor seating and relaxation, enjoying attractive views over the surrounding hillside. The balcony provides a bright and peaceful setting to enjoy the scenic Highland surroundings.



McIntyre & Company,

38 High Street,

Fort William,

PH33 6AT

Tel: 01397 703231 Email: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Our firm's privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject contact our offices either by e-mail:

law@solicitors-scotland.com or telephone 01397 703231.