



21 CARN DEARG ROAD | CLAGGAN | FORT WILLIAM | PH33 6QA

GUIDE PRICE: £175,000

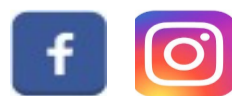
Centrally situated in the popular residential village of Claggan, 21 Carn Dearg Road offers an opportunity to purchase a superb mid-terrace dwellinghouse, with mountain views and immaculate garden grounds, to both the front and rear. Offering deceptively spacious accommodation in a convenient layout over three floors, the property benefits from double glazing and electric heating. In excellent order throughout, the accommodation comprises a welcoming hallway, bright lounge, fitted kitchen, triple aspect conservatory with utility area, shower wet room and three double bedrooms, providing a fantastic family home. Due to the size and location, the property would also be ideally suited to a first time buyer or as an excellent investment for the buoyant buy-to-let market.

Claggan is situated just 1 mile from the centre of Fort William and in close proximity to Glen Nevis and Ben Nevis. Locally, Fort William offers shops, supermarkets, restaurants, railway & bus station and a range of professional services as well as primary schools and a secondary school. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'.



- Attractive Mid-Terrace Dwellinghouse
- Convenient Village Location with Mountain Views
- In Excellent Order & Well Presented
- Lounge
- Kitchen
- Conservatory with Utility Area
- 3 Double Bedrooms
- Shower Wet Room
- Double Glazing & Electric Heating
- Immaculate Garden Grounds
- Garden Shed
- EPC Rating: D 64

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Accommodation

Entrance Hallway 3.0m x 2.0m

Glazed UPVC front door. Stairs to first level. Two built-in cupboards. Laminate flooring. Door to lounge.

Lounge 4.6m x 3.7m

With window to front. Built-in cupboard. Laminate flooring. Door to kitchen.

Kitchen 3.2m x 2.7m

L-shaped, with window to rear. Fitted with wood trim painted kitchen units, offset with granite effect work surfaces and splashback. Recessed cupboard/pantry area. Stainless steel sink unit. Laminate flooring. Door to conservatory.

Conservatory 3.4m x 2.7m

With French doors to rear. Triple glazed to three sides. Recessed area with plumbing for washing machine and space for tumble dryer over.

First Level

With window to front and stairs to second level. Doors to shower wet room and bedrooms.

Shower Wet Room 2.3m x 1.5m

With frosted window to rear. Fitted with white suite of WC, wash hand basin, and walk-in shower area with AKW shower. Fully wet-walled. Heated towel rail.

Bedroom 3.7m x 3.0m

Slightly L-shaped, with window to rear.

Bedroom 3.6m x 2.7m

With window to front. Laminate flooring.

Second Level

Bedroom 5.0m x 3.6m

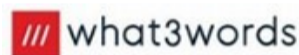
With Velux window to front and Dormer window to rear. Built-in wardrobes. Eave storage. Laminate flooring.

Garden

The property benefits from immaculate garden grounds to both the front and rear and is approached by monobloc paving, offset with a paved and gravelled area. The rear garden features a slabbed patio area, plus a raised decking area, and coloured stone chips for ease of maintenance. A garden shed, measuring 3.5m x 2.7m, and benefiting from light and power, is included in the sale.

Travel Directions

From Fort William travelling north on the A82 for 1 mile, take the second turning for Claggan on to Ardnevis Road. Take the second turning on the left on to Melantee and proceed straight along this road on to Carn Dearg Road. Number 21 is located near the end of Carn Dearg road, the 4th property from the end, well signposted.

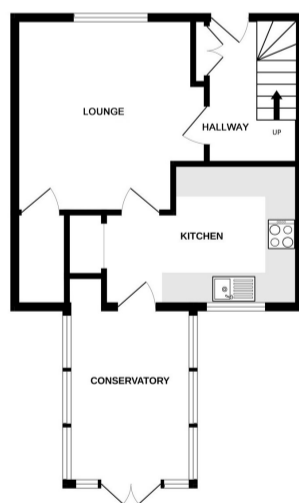


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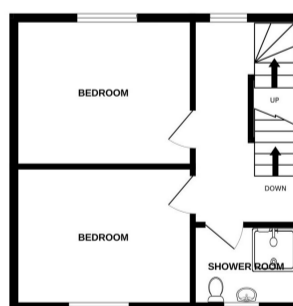


Floor Plan

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Title Plan



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).