



5 Erracht Terrace



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Caol, Fort William, PH33 7AZ

Guide Price £190,000

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PROPERTY

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Caol, Fort William, PH33 7AZ

5 Erracht Terrace is a very desirable, well presented & spacious mid terrace House with 2 Bedrooms. Located in the popular & picturesque village of Caol and with stunning unrestricted views over Loch Linnhe & beyond, it would make a wonderful home.

Special attention is drawn to the following: -

### Key Features

- Lovely mid terrace House
- Fine open loch & mountain views
- Much sought after village location
- Porch, Inner Hall, Hallway, Lounge, Kitchen
- Upper Landing, 2 Bedrooms, Bathroom
- White goods included in sale
- Attractive stove in Lounge
- Large Loft with development potential
- Double glazed windows
- Air source central heating
- Private garden to front & rear
- Within walking distance of local amenities
- 10 minutes commute to Fort William by car
- No onward chain
- Vacant possession



5 Erracht Terrace is a very desirable, well presented & spacious mid terrace House with 2 Bedrooms. Located in the popular & picturesque village of Caol and with stunning unrestricted views over Loch Linnhe & beyond, it would make a wonderful home.

The lower accommodation comprises the entrance Porch, Inner Hall, Hallway, Lounge and Kitchen.

The first floor boasts the Upper Landing, 2 double Bedrooms and family Bathroom.

There is also a large Loft, which is accessed via a hatch in the Upper Landing, and which may offer development potential (subject to the relevant planning consents).

In addition to its beautiful location, 5 Erracht Terrace benefits from deceptively spacious accommodation arranged in a traditional layout. The property benefits from being fully double glazed with uPVC windows & doors and has air source central heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the gated front garden and entrance into the Porch.

#### **ENTRANCE PORCH** 1.4m x 1.2m

With external door to the side elevation, window to the other side, laminate flooring and door leading into the Inner Hall.

#### **INNER HALL** 2m x 1.5m

With storage cupboard, window to the front elevation, laminate flooring and door leading to the Hallway.

#### **HALLWAY** 3.3m x 2m

With carpeted stairs rising to the first floor, radiator, laminate flooring and doors leading to the Lounge and Kitchen.

#### **LOUNGE** 4.8m x 3.6m

With 2 windows to the front elevation taking full advantage of the view, attractive log burning stove, recess with built-in shelves, radiator and laminate flooring.

#### **KITCHEN** 5.7m x 1.9m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with stainless steel extractor hood over, splash backs, plumbing for washing machine, tumble dryer, cupboard housing the electric fuse box, window to the rear elevation, radiator, laminate flooring and external door leading out to the rear garden.



**UPPER LANDING** 4.8m x 2m

With window to the front elevation with loch & mountain views, wooden banister, storage cupboard, doors leading to both Bedrooms and the Bathroom and hatch access to Loft.

**BEDROOM ONE** 3.9m x 3.6 (max)

With window to the front elevation taking full advantage of the superb views, freestanding wardrobe, radiator and fitted carpet.

**BEDROOM TWO** 3.6m x 2.9m

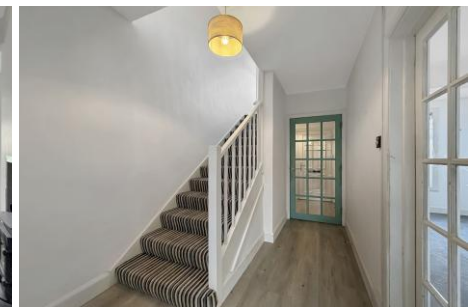
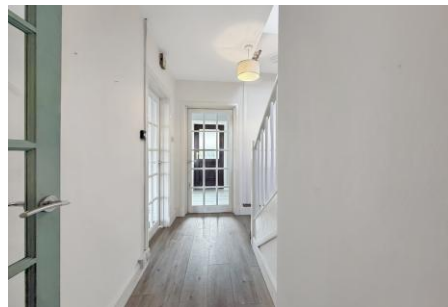
With window to the rear elevation, built in cupboard, freestanding wardrobe, radiator and fitted carpet.

**BATHROOM** 2m x 1.8m

Fitted with a white suite comprising bath with shower over, wash basin, WC, wall mounted mirror, frosted window to the rear elevation and laminate flooring.

**LOFT**

With access hatch in the Upper Landing, retractable ladder, partially floored and may offer development potential (subject to the relevant planning regulations).



## GARDEN

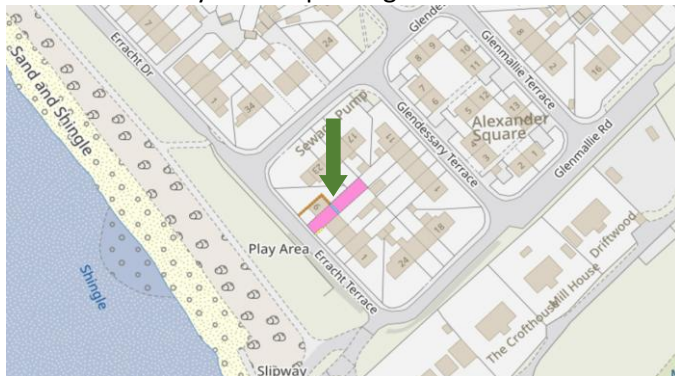
Enclosed gated front garden, with shared path with neighbouring property (Number 4), the front garden is laid with grass and has hedging plants to the front. The rear garden is also laid with grass and houses a plastic shed and houses the air source pump. There is free on street parking to the front of the property.

## CAOL

Caol is approximately 3 miles from Fort William town centre. Caol offers a supermarket, chemist, fish & chip shop, takeaway shops, 2 excellent local primary schools, high school nearby, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William.



Boundary Plan as per Registers of Scotland



# 5 Erracht Terrace, 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 & drainage

**Council Tax:** Band C    **EPC Rating:** D67

**Gross internal floor area (m2) :** 76

**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.

## 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. Continue ahead on at the traffic lights turn left (beside Farmfoods). Continue ahead follow the road along the River Lochy. Turn left into Glenmallie Road, continue to the bottom of the road and bear right onto Erracht Terrace. Number 5 is the 5<sup>th</sup> house along 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

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