



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

**PRICE GUIDE: £185,000**

Situated in the highly sought-after residential village of Claggan, 5 Carn Dearg Road forms an impressive mid-terrace dwelling set within generous garden grounds and enjoying views towards Ben Nevis and the surrounding countryside. Extensively upgraded and modernised in recent years, this stunning home is beautifully presented in true walk-in condition. A standout feature is the contemporary extended dining kitchen, thoughtfully designed with sleek modern units, quartz work surfaces, integrated appliances, and French doors opening onto the rear garden - perfect for both everyday living and entertaining. The ground floor is further enhanced by a bright and inviting lounge, featuring large windows and an attractive multi-fuel stove, creating a warm and homely atmosphere. A welcoming entrance hallway leads to the upper floor, where a bright landing provides access to two well-proportioned double bedrooms, and a stylish modern shower room complete with underfloor heating. Further benefits include double glazing and efficient electric heating throughout. Offering flexibility, the property would be ideally suited to first-time buyers, those seeking a superb family home as currently enjoyed, or investors looking to capitalise on the buoyant buy-to-let or self-catering market.

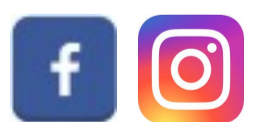
Claggan is conveniently situated approximately one mile from the centre of Fort William and enjoys close proximity to Glen Nevis and Ben Nevis, making it an ideal location for outdoor enthusiasts. Fort William provides an excellent range of amenities including shops, supermarkets, restaurants, rail and bus links, professional services, and both primary and secondary schooling. Renowned as "The Outdoor Capital of the UK", the area offers an exceptional variety of sporting and recreational pursuits amidst spectacular Highland scenery.

- Stunning Mid-Terrace Dwellinghouse
- Convenient Village Location with Mountain Views
- In Walk-in Condition & Beautifully Presented
- Lounge with Multi-Fuel Stove
- Contemporary Newly Fitted & Extended Dining Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Double Glazing & Electric Heating
- Generous Garden
- EPC Rating: E 45

**MacPhee & Partners**

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# Accommodation

## Entrance Hallway

UPVC front door with glazed panel. Stairs to upper level. Under stair open area. Doors to lounge and dining kitchen.

## Lounge 4.8m x 3.7m

With window to front. Feature multi-fuel stove set on slate hearth. Built-in cupboard housing water tank.

## Dining Kitchen 6.9m x 3.9m

L-shaped, with double window to rear. Fitted with contemporary graphite-coloured kitchen units, offset with Gemini quartz worksurfaces and upstand. Undermounted graphite-coloured sink unit. Integral Lamona oven. Lamona electric hob with extractor hood over. Integral fridge/freezer. Integral bins. Fully glazed French doors to rear garden.

## Upper Level

### Landing

With hatch to loft. Doors to bedrooms and shower room.

### Bedroom 4.8m x 2.7m

With two windows to front. Built-in wardrobes and built-in cupboard.

### Bedroom 3.4m x 3.0m

With window to rear. Built-in shelved alcove.

### Shower Room 2.3m x 1.4m

With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in vanity unit, and wet walled shower cubicle with electric shower. Tiled flooring with under floor heating.

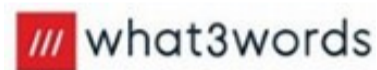


## Garden

5 Carn Dearg Road enjoys fully enclosed garden grounds to both the front and rear. The front garden is laid to lawn with a slabbed pathway leading to the entrance doorway. The rear garden is also laid to lawn and offers a blank canvas for the successful purchaser.

## Travel Directions

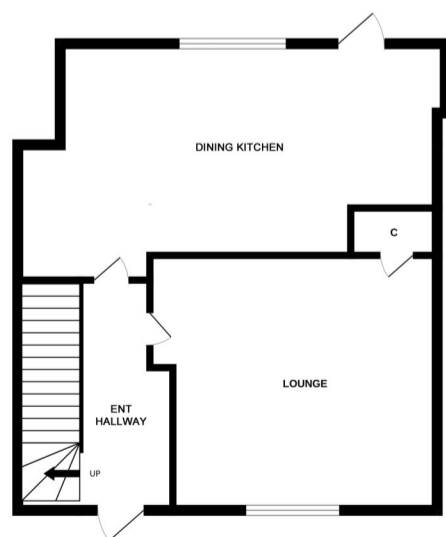
From Fort William travelling north on the A82 for 1 mile, take the second turning for Claggan on to Ardnevis Road. Then take the second turning on the left hand side on to Melantee and proceed directly ahead on to Carn Dearg Road. Number 5 is the third property on the left hand side.



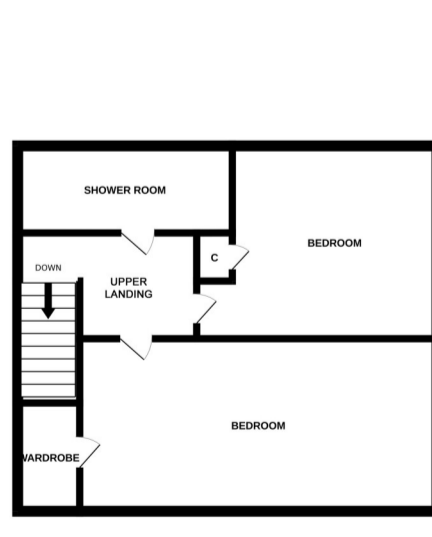
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## Floor Plan

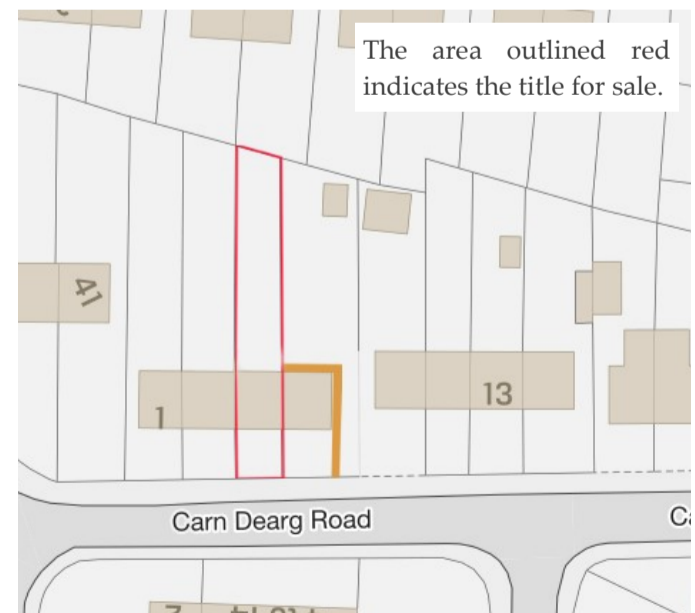
### Ground Floor



### Upper Floor



## Title Plan



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