15 MacQuarrie Court

Caol, Fort William, Inverness-shire, PH33 7PP

¼ SHARE FOR SALE – £30,000

Fiuran PROPERTY

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Situated in the popular village of Caol, 15 MacQuarrie Court is a very desirable & spacious ground floor flat with 1 Bedroom. 15 MacQuarrie Court is brought to the market under the Lochaber Housing Association Scheme, the successful purchaser will own a ¼ share of the property. This is a wonderful opportunity for a first-time buyer to get onto the property market.

Special attention is drawn to the following: -

Key Features

- Spacious ground floor Flat
- ¼ share ownership scheme
- Lovely mountain views
- Within walking distance of local amenities
- Hallway, Lounge, Kitchen/Diner
- Double Bedroom & Bathroom
- White goods available under negotiation
- Electric heating
- Double glazed windows
- Private enclosed garden to rear
- Timber shed
- Free parking to front & rear
- Buyer needs to qualify under LHS Scheme

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The accommodation comprises of the Hallway with large storage cupboard, bright & spacious Lounge, fitted Kitchen with Dining Area, double Bedroom with built-in wardrobes and Bathroom.

In addition to its convenient location, 15 MacQuarrie Court is surrounded by fine mountain views, has electric heating and is fully double glazed. The property benefits from an enclosed private garden to the rear and a timber shed. There is free parking to the front or rear of the property.

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

APPROACH
From the front of the flats on Broom Drive and entrance into the communal close. Number 15 is on the ground floor on the left hand side. Alternatively, via MacQuarrie Court at the rear of the flats and entrance through the rear garden and into the Kitchen/Diner.

HALLWAY 3.2m x 1.8m (max)
With large storage cupboard housing the hot water tank & electric fuse box, storage heater, fitted carpet and doors leading to the Lounge, Bedroom and Bathroom.

LOUNGE 4.3m x 3.8m (max)
With 2 windows to the front elevation, storage heater, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 5m x 2.6m
Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, tiled splashbacks, electric cooker, space for freestanding fridge/freezer, plumbing for washing machine, space for tumble dryer, space for dining furniture, storage heater, vinyl flooring, window to the rear elevation and patio doors leading to the rear garden.

BEDROOM 3.2m x 2.7m

With dual windows to the front elevation, 2 built-in wardrobes with sliding doors and fitted carpet.

BATHROOM 2.4m x 1.8m

Fitted with a white suite comprising bath with rainfall shower over, wash basin, WC, heated towel rail, frosted window to the rear elevation and vinyl flooring.

EXTERIOR

With private enclosed low maintenance garden to the rear of the property being laid partly with paving slabs and partly with gravel. There is a timber shed and space for garden furniture. Communal parking is located to the rear of the property and on-street parking located to the front.

SHARED OWNERSHIP SCHEME

This is a shared ownership opportunity with Lochaber Housing Association. Prospective purchasers would own a 1/4 share in the property and are required to qualify under the Housing Ownership Scheme. This is a fantastic opportunity for a first-time buyer to get onto the property market. Please contact Lochaber Housing Association in the first instance to check the requirements and to make sure you are eligible for a viewing under the Housing Scheme's criteria and to establish if you qualify under the affordability scheme.

15 MacQuarrie Court, 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 and drainage

Council Tax: Band B
EPC Rating: C69
Gross internal floor area (m²) 49
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 Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left at Lochybridge immediately after Farmfoods into Caol. Continue along the road and turn right onto Broom Drive. Follow road as it bears to left then turn right onto Moor Road. Passing the first sign for MacQuarrie Court on the left. Number 15 is directly ahead and can be identified by the For Sale sign.

LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

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 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).

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 PROPERTY

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