



108 Kilmallie Road

Caol, Fort William, PH33 7EA

Guide Price £170,000

Fiuran
PROPERTY

108 Kilmallie Road

Caol, Fort William, PH33 7EA

108 Kilmallie Road is a lovely semi-detached House with 2 Bedrooms, located in the popular village of Caol. With well-maintained enclosed garden to the front, side and rear, it would make an ideal family home, first time buyers' property, or buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Very desirable semi-detached House
- Within walking distance of amenities
- Porch, Hallway, Lounge/Diner, Kitchen
- Upper Landing, Bathroom, 2 Bedrooms
- Kitchen appliances included in sale
- Excellent storage including Loft
- Fully double glazed & solid fuel central heating
- Well-maintained garden to front and rear
- Attractive raised decking area in rear garden
- Timber shed housed in rear garden
- Free parking to the rear of the property
- Wonderful family home
- No onward chain
- Vacant possession



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The lower accommodation comprises of entrance Porch, Hallway with carpeted stairs rising to the upper level, spacious Lounge/Diner, and fitted Kitchen.

The upper level offers the Upper Landing, 2 double Bedrooms both with fitted wardrobes, and family Bathroom. There is also a Loft accessed via a hatch in the Upper Landing.

In addition to its convenient location, this appealing 2 Bedroomed House is fully double glazed and benefits from a full solid fuel central heating system with back boiler.

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

APPROACH

Via the front of the property and entrance into the Porch or at the rear through the garden and into the Kitchen.

PORCH 2.4m x 0.9m

With external door to the front elevation, small window to the front elevation, cupboard housing the electric fuse box, fitted carpet, and semi-open to the Hallway.

HALLWAY 2.4m x 1.7m (max)

With carpeted stairs rising to the first floor, radiator, fitted carpet, and semi-open to the Lounge, and Kitchen.

LOUNGE/DINER 5.9m x 2.8m (max)

Spacious bright room with dual aspect windows to the front & rear elevations, traditional open coal fire with wooden surround, radiator, and laminate flooring.

KITCHEN 3.4m x 3.1m (max)

Fitted with base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, grill & hob, extractor hood, breakfast bar, free standing fridge/freezer, washing machine, tumble dryer, vinyl flooring, window to the rear elevation, and door leading to the side & rear garden.

UPPER LANDING

With window to the side elevation, fitted carpet, storage cupboard, access hatch to the Loft, and doors leading to both Bedrooms, and family Bathroom.



BEDROOM ONE 6.1m x 2.8m (max)

With window to the front elevation, built-in wardrobe with mirrored sliding doors, radiator, and laminate flooring.

BEDROOM TWO 3.6mx 2.9m (max)

With window to the rear elevation, built-in wardrobe with mirrored sliding doors, cupboard housing the hot water tank, radiator, and laminate flooring.

BATHROOM 2.2m x 1.9m

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

LOFT

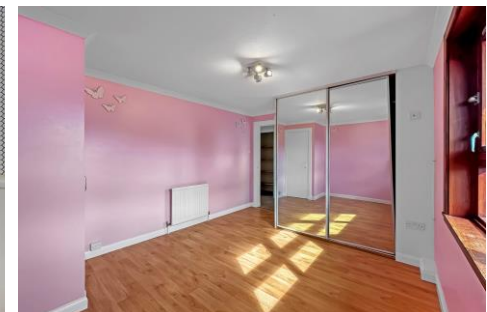
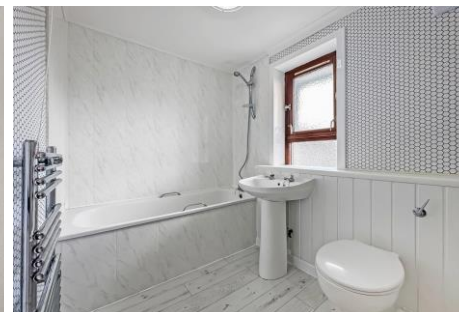
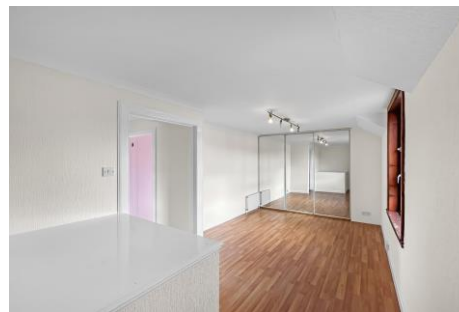
With access hatch in the Upper Landing,

GARDEN

This property benefits from an enclosed front, side & rear garden. The front garden is laid with grass offset with paving slabs and bounded by a timber fence. The side garden is accessed via a gate, and is laid with paving slabs and leads to the rear garden. The rear garden is also enclosed by a timber fence and has an attractive raised decking area suitable for garden furniture, the remaining area is laid with paving slabs and gravel and houses a timber shed. A side gate leads out to the free parking area.

LOCATION

Caol is approximately 3 miles from Fort William town centre, and has a range of amenities, to include a supermarket, post office, chemist, fish & chip shop, take away restaurants, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William.



108 Kilmallie Road, 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.
Oil tank.

Council Tax: Band C

EPC Rating: E51

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.



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 in Fort William, also several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

DIRECTIONS

From Fort William, follow the A82 towards Inverness, take 1st exit at the roundabout on to A830. Continue ahead, at the next roundabout take 2nd exit stay on A830, take next left, signposted for Caol. Follow Kilmallie Road B8006, continue ahead for approx. 1.2 miles. Number 108 is located on the right-hand side and can be identified by the For Sale sign.

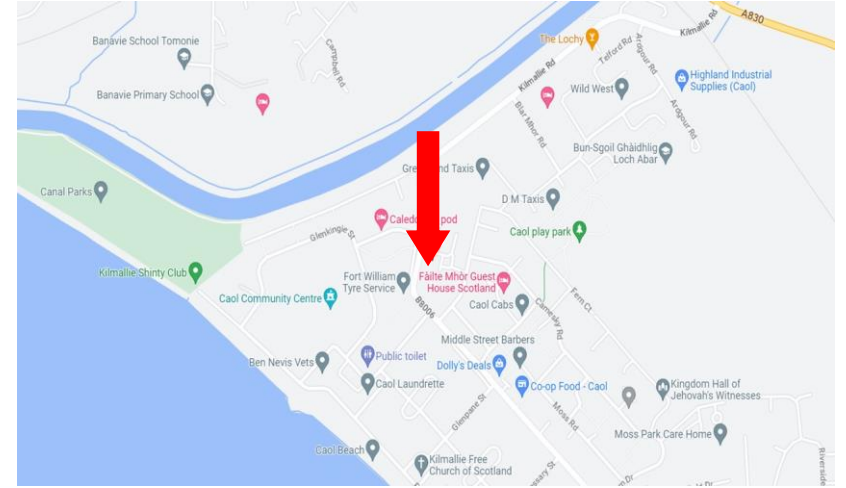
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

Prospective purchasers are advised to 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.



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