



## 111 Glenkingie Street

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

Offers Over £185,000

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PROPERTY

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# 111 Glenkingie Street,

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

111 Glenkingie Street is a lovely, spacious 3 Bedroom mid-terrace House, with garden & driveway to front and generous garden with large timber shed to the rear. With wonderful views of Ben Nevis to the rear and just a short walking distance to the shores of Loch Linnhe, it will make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Very desirable 3 Bedroom mid-terrace House
- Convenient village location
- Wonderful views of Ben Nevis
- Within walking distance of Loch Linnhe
- Porch, Hallway, Lounge/Diner, Kitchen/Diner
- Upper Landing, Bathroom and 3 Bedrooms
- Multi fuel stove in Lounge
- Double glazed windows
- Oil fired central heating
- Private garden to front & rear
- Sizeable timber shed in rear garden
- Driveway offering off street parking
- Wonderful family home
- Perfect first time buyers property
- Ideal buy to let investment



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The Ground Floor accommodation comprises Entrance Porch, Hallway with stairs rising to the first floor, Lounge/Diner and modern fitted Kitchen/Diner

The First Floor accommodation offers the Upper Landing, 3 Bedrooms and family Bathroom.

There is a Loft which is accessed by a retractable ladder, via a hatch in the Upper Landing.

In addition to its attractive location, 111 Glenkingie Street is fully double glazed and benefits from oil fired heating. It is set within attractive low maintenance grounds. The private driveway provides off-street parking.

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

#### **APPROACH**

Via the front garden and entrance into the entrance Porch or through a gate at the rear garden into the Kitchen.

#### **ENTRANCE PORCH** 1.3m x 1.3m

With external door to the side elevation, window to the front elevation, tiled flooring and glazed door leading to the Hallway.

#### **HALLWAY** 2.6m x 1.9m (max)

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

#### **LOUNGE/DINER** 5.6mx 3.2m

Spacious and bright room with dual aspect windows to the front & rear elevations, multi fuel stove set in an attractive surround, space for dining furniture, radiator and laminate flooring.

#### **KITCHEN/DINER** 5.6m x 3.9m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven & ceramic hob, extractor hood, microwave, plumbing for dishwasher, space for freestanding fridge/freezer, plumbing for washing machine, space for tumble dryer, space for dining furniture, large under stairs storage cupboard, laminate flooring, windows to the front & rear elevations and external door leading to the rear garden.

#### **UPPER LANDING** 1.9m x 0.8m

With fitted carpet and doors leading all 3 Bedrooms and the family Bathroom.

#### **BEDROOM ONE** 4.2m x 2.9m (max)

With 2 windows to the front elevation, radiator and laminate flooring.



**BEDROOM TWO** 4.4m x 2.6m (max)

With window to the rear elevation, radiator and fitted carpet.

**BEDROOM THREE** 3.6m x 1.8m

With window to the front elevation, storage area, radiator and fitted carpet.

**BATHROOM** 3.6m x 1.7m (max)

With frosted window to the rear elevation, modern white suite comprising bath with shower over, walk-in shower cubicle, wash basin & WC set in a vanity unit, wall mounted mirror, heated towel rail and vinyl flooring.

**GARDEN**

With private garden to the front and rear. The front garden is laid partly with gravel & partly with paving slabs and provides off street parking. The sizeable enclosed rear garden is bounded by a timber fence and is laid with grass. There is an attractive covered timber gazebo with paving slabs, which is a perfect place for garden furniture & for dining alfresco and relaxing. The timber shed next to the gazebo at the rear of the garden forms part of sale (please note that the smaller shed, greenhouse and hen house will be removed prior to sale).



## 111 Glenkingie Street, 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. Oil tank.

**Council Tax:** Band C    **EPC Rating:** C69

**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, 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, turn right on to Glenkingie Terrace. Turn right on to Glenkingie Street. Number 111 is located on the left-hand side and can be identified by the For Sale sign

## CAOL

Caol is approximately 3 miles from Fort William town centre, and has a range of amenities, to include a supermarket, chemist, fish & chip shop, take away restaurants, hairdressers, churches, community centre, restaurant & public house. There are 2 primary schools in the village, the secondary school at Camaghael, which is within easy walking distance. A regular bus service operates between Caol & Fort William.

## FORT WILLIAM

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.

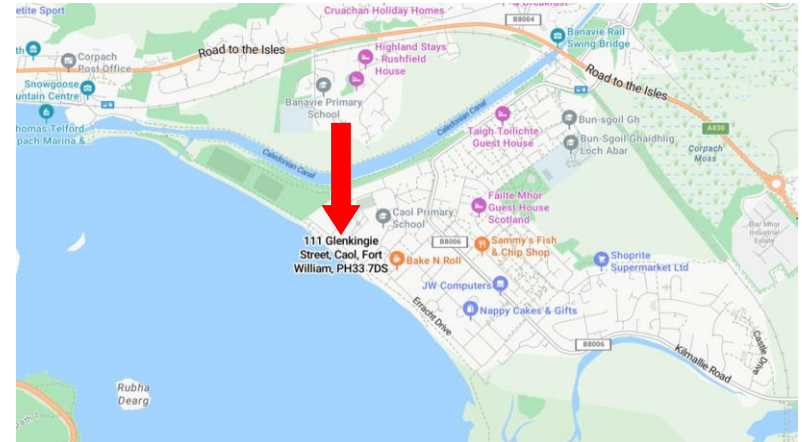
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations 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.



# Fiuran

## PROPERTY

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