



70 Carn Dearg Road

Claggan, Fort William, PH33 6QD

Guide Price £125,000



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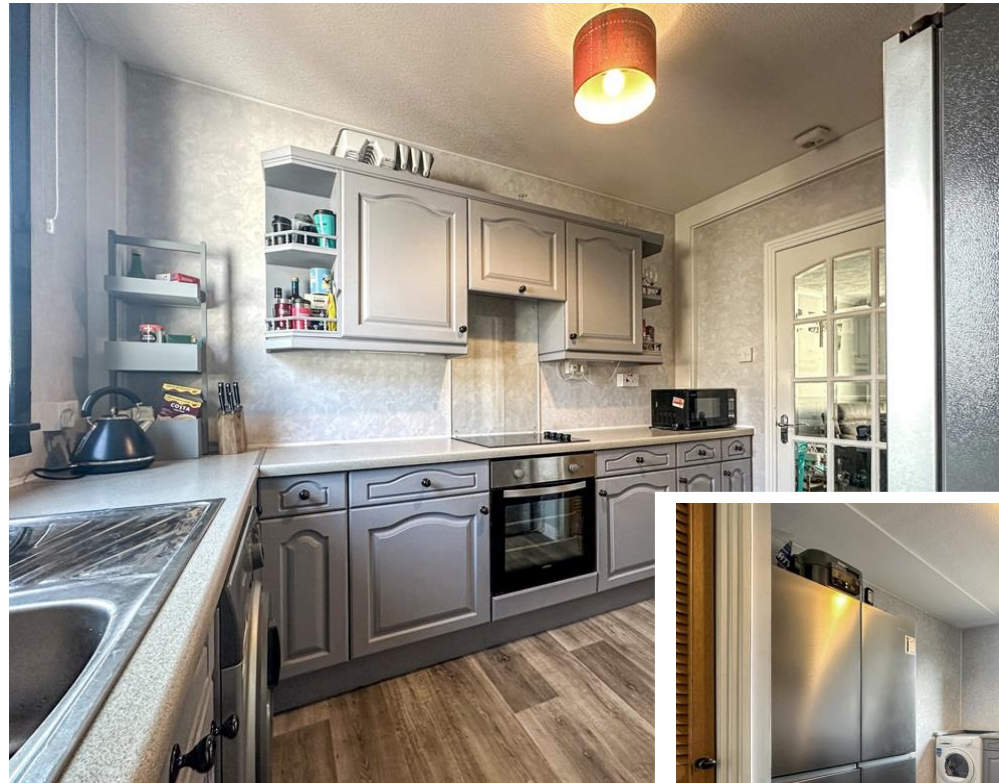
Claggan, Fort William, PH33 6QD

70 Carn Dearg Road is a well-presented 2 Bedroom first floor Flat in the popular village of Claggan with unrestricted views towards Ben Nevis. With communal drying green to the rear, it would make a wonderful family home, purchase for first time buyers or ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom first floor Flat
- Convenient town centre location
- In walk-in condition
- Hallway, Lounge, Kitchen/Diner
- 2 Bedrooms, Bathroom
- Excellent storage throughout
- Newly installed double glazed windows
- Modern electric heating
- Communal drying green to rear
- Private Store within the communal close
- Council Tax Banding - B
- Free parking at the front of the property
- Ideal purchase for first-time buyers
- Wonderful family home
- Perfect buy to let investment



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The accommodation comprises of the Hallway, Lounge, Kitchen/Diner, 2 double Bedrooms and Bathroom.

In addition to its convenient location, this spacious first floor Flat has newly installed double glazed windows and benefits from modern electric heating. Free on street parking is located at the front of the property.

Carn Dearg Road is very central and within walking distance from the town centre of Fort William.

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

APPROACH

From the front of the flats and entrance via the communal close, up a flight of stairs and Number 70 is on the left-hand side.

HALLWAY 3.6m x 1.8m (max)

With radiator, 2 storage cupboards, fitted carpet, and doors leading to the Lounge, Bathroom and both Bedrooms.

LOUNGE 5.1m x 3.6m

With dual aspect windows to the front & side elevations, attractive electric fire with traditional open fire behind, radiator, fitted carpet, and doors leading to the Kitchen and Hallway.

KITCHEN 3.4m x 2.8m (max)

With window to the rear elevation, range of base and wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob, extractor hood, space for fridge/freezer, plumbing for washing machine, built-in storage cupboard housing the hot water tank, laminate flooring, and door leading to the Lounge.

BEDROOM ONE 3.6m x 3.3m (max)

With window to the front elevation, built-in wardrobe with sliding doors, radiator, fitted carpet and door to Hallway.

BEDROOM TWO 3.8m x 3.6m (max)

With window to the rear elevation, built-in wardrobe with louvre doors, radiator, fitted carpet and door to Hallway.



BATHROOM 2.7m x 1.7m

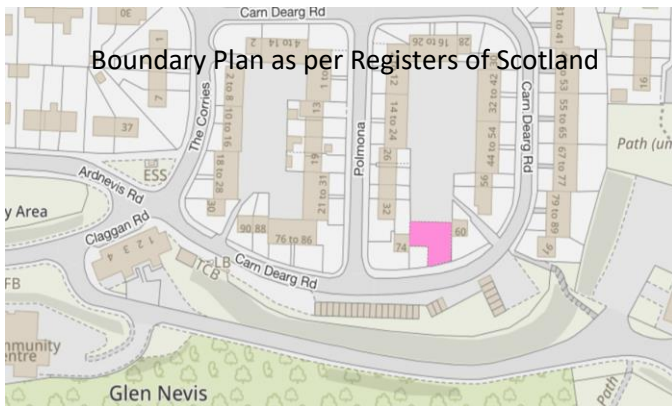
With frosted window to the rear elevation, white suite comprising bath with electric shower over, wash basin & WC, laminate flooring and door to Hallway.

GARDEN

A sizable communal drying green is situated to the rear of the property which can be accessed via a door to the rear of the communal close or from outside via the side of the flats. There is a private storage cupboard allocated to this flat, located on the ground floor. Free on street parking is available to the front of the property.

CLAGGAN

Claggan is situated just 1 mile away from the centre of Fort William and benefits from a local supermarket. It is close to both Glen Nevis and Ben Nevis.



70 Carn Dearg Road, Claggan



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 B **EPC Rating:** E48

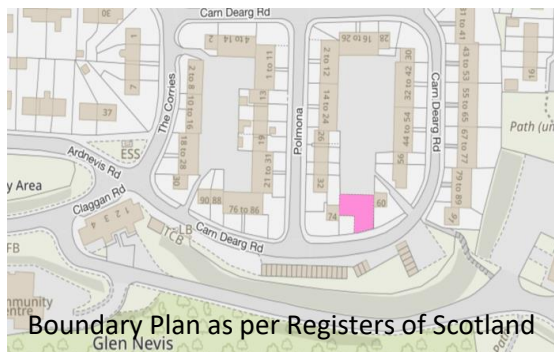
Local Authority: Highland Council.

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 travelling north on the A82, take the first right turning into Claggan onto Claggan Road. Continue straight ahead. Immediately after the Spa Shop turn right onto Carn Dearg Road. Continue along Carn Dearg Road. Number 70 is in the second block along on the left-hand side opposite the garages and can be identified by the For Sale sign.

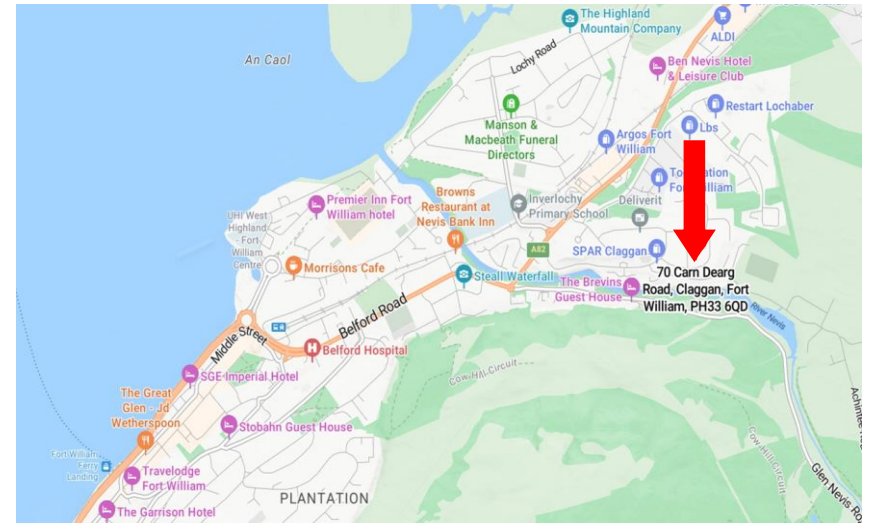
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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