



58 Blar Mhor Road

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

Offers Over £185,000

Fiuran
PROPERTY

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58 Blar Mhor Road is a beautifully presented 3 Bedroom mid-terrace House with enclosed garden to the front and rear. Recently renovated to a high standard, it would make a wonderful family home, ideal purchase for first time buyers or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Well-presented 3 Bedroom mid-terrace House
- Convenient village location
- Surrounded by lovely mountain views
- Freshly decorated and in walk-in condition
- Hallway, Lounge, Dining Room, Kitchen
- 3 Bedrooms & family Shower Room
- Double glazed windows
- Newly installed air source heating
- Solar panels to the rear elevation
- Private garden to front & rear
- Timber shed in rear garden
- Free parking to the rear
- Wonderful family home
- Ideal purchase for first-time buyers/investor
- Vacant possession with no onward chain



58 Blar Mhor Road is a beautifully presented 3 Bedroom mid-terrace House with enclosed garden to the front and rear. Recently renovated to a high standard, it would make a wonderful family home, ideal purchase for first time buyers or a buy-to-let investment.

The Ground Floor accommodation comprises entrance Hallway with large storage cupboard, Lounge, Dining Room and Kitchen

The First Floor accommodation offers the Upper Landing 3 Bedrooms and Shower Room.

There is also a floored Loft with lighting and which is accessed by a retractable ladder via a hatch in the Upper Landing.

In addition to its convenient location, 58 Blar Mhor Road is fully double glazed, has been fully rewired, has new fitted carpets & flooring throughout and benefits from a newly installed air source heating system & solar panels. There is a well-maintained low maintenance enclosed garden to the front & rear. Free parking is located to the rear of the property.

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

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

APPROACH

Via the garden to the front of the property into the entrance Hallway or via the rear garden into the Kitchen.

ENTRANCE HALLWAY 2.8m x 1.4m

With newly fitted carpeted stairs rising to the first floor, large walk-in storage cupboard (housing the electric fuse box, hot water tank, air source heating system & solar panel unit), fitted carpet and door leading to the Lounge.

LOUNGE 4.4m x 3.6m

Spacious and bright room, with window to the front elevation, 2 radiators, newly fitted carpet, semi-open plan to the Dining Room.

DINING ROOM 3.1m x 1.9m

With window to the rear elevation, space for dining furniture, 2 radiators, newly laid laminate flooring and open plan to the Kitchen.

KITCHEN 3.7m x 2.7m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, gas cooker & hob with extractor hood over, tiled splashbacks, newly insulated dishwasher, washing machine, space for tumble dryer, space for free standing fridge/freezer, newly laid laminate flooring, window to the rear elevation and external door leading to the enclosed rear garden.



UPPER LANDING 2m x 1.9m (max)

With newly fitted carpet, radiator, access to the Loft, and doors leading to all Bedrooms, and the family Shower Room.

BEDROOM ONE 3.1m x 2.7m (max)

With window to the front elevation with fine open views, built-in wardrobes, radiator and newly fitted carpet.

BEDROOM TWO 4.3m x 3.8m (max)

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

BEDROOM THREE 4.3m x 3.4m (max)

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

SHOWER ROOM 3.9m x 2.8m

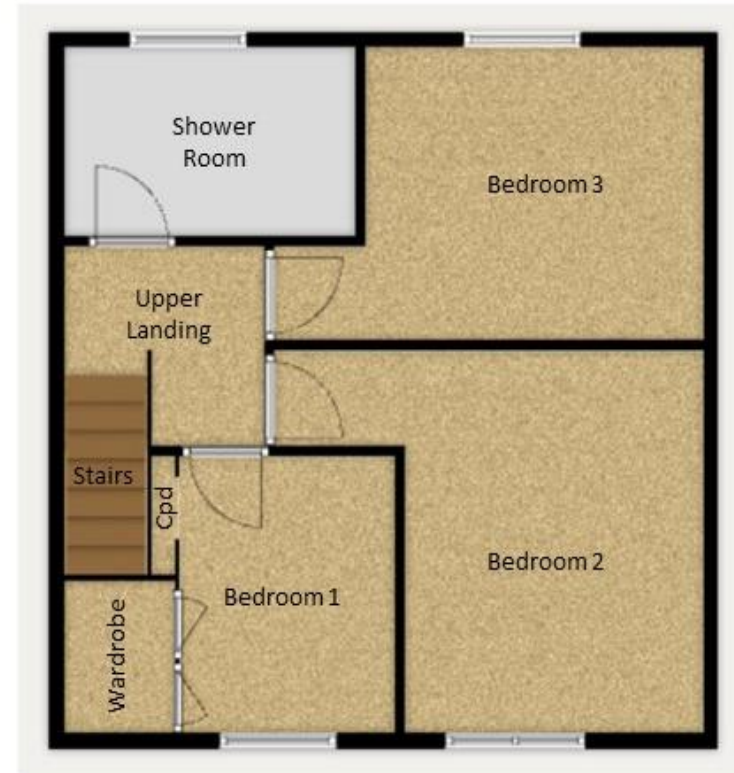
With frosted window to the rear elevation, newly fitted white suite comprising walk in shower cubicle, wash basin & WC, heated towel rail and newly laid laminate flooring.

GARDEN

With enclosed private garden to both the front and rear. The front is enclosed with a timber fence & hedging plants to 1 side, The rear garden enclosed also enclosed with a timber fence and is laid with paving slabs and houses a large timber shed. There is free parking to the rear of the property.



58 Blar Mhor 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 and drainage.

Council Tax: Band C

EPC Rating: C77

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.

FORT WILLIAM

Fort William is a town with a population of around 10,500, making it the second largest settlement in the Highland council area, and the second largest settlement in the whole of the Scottish Highlands — only the city of Inverness has a larger population.

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.

DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left just before the Canal Crossing onto the B8006 into Caol. Continue on Kilmallie Road, turn left after The Lochy into Blar Mhor Road. At the junction At the next junction, turn right and continue ahead following the road round to the right. Number 58 is the second last house on the right-hand side and can be identified by the For Sale sign.

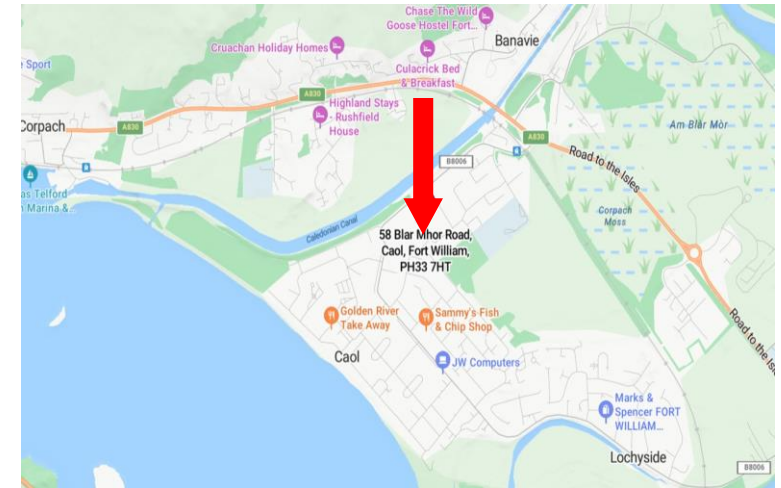
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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