



27 Kilmallie Road

Caol, Fort William, PH33 7BZ

Guide Price £180,000

Fiuran
PROPERTY

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27 Kilmallie Road is a spacious end-terrace House with 3 Bedrooms, located in the popular village of Caol. With sizeable enclosed garden to the front, side and rear, it would make a wonderful family home, perfect first time buyers' property, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Very desirable end-terrace House
- Within walking distance of amenities
- Porch, Hallway, Lounge, Kitchen, Vestibule
- Bathroom, Upper Landing, 3 Bedrooms
- Newly fitted floor coverings throughout
- Excellent storage including Loft
- Fully double glazed & oil central heating
- Well-maintained enclosed garden
- Timber shed housed in rear garden
- Free parking to the front 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, Lounge, Kitchen, Bathroom and Vestibule.

The upper level offers the Upper Landing and 3 double Bedrooms There is also a Loft accessed via a hatch in the Upper Landing.

In addition to its convenient location, 27 Kilmallie Road has recently had new floor coverings fitted throughout, been newly decorated, is fully double glazed and benefits from oil central fired heating.

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

APPROACH

Through the gated front garden and entrance at the side in to the Porch or via the rear garden and into the Kitchen.

PORCH 1.6m x 1m

With external door to the front elevation, small window to the front elevation, cushioned flooring and door leading to the Hallway.

HALLWAY 2.7m x 2m (max)

With carpeted stairs rising to the first floor, with large storage cupboard, further storage cupboard, radiator, fitted carpet and doors leading to the Lounge and Bathroom.

LOUNGE 4.2m x 4.2m (max)

Spacious & bright room with 2 windows to the front elevation, traditional open coal fire with wooden surround, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 3.1m x 3m

Fitted with base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, stainless steel extractor hood, plumbing for washing machine, space for tumble dryer, radiator, window to the rear elevation, cushioned flooring and door leading to the Vestibule.

VESTIBULE 1.6m x 1m

With external door to the rear garden, large storage cupboard and cushioned flooring.

BATHROOM 2.6m x 2m

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

UPPER LANDING 4.3m x 2m (max)

With window to the side elevation, fitted carpet, storage cupboard, access hatch to the Loft, and doors leading to all 3 Bedrooms.



BEDROOM ONE 4.2m x 3.3m (max)

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

BEDROOM TWO 4m x 2.9m (max)

With window to the rear elevation, built-in cupboard housing the hot water tank, radiator and fitted carpet.

BEDROOM THREE 3.4m x 2.8m

With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

LOFT

With access hatch in the Upper Landing,

GARDEN

This property benefits from an enclosed front, side & rear garden. The front garden & side gardens are bounded by a timber fence. The front garden is laid with gravel with the side garden being laid paving slabs which lead to the Porch and rear garden. The generously sized rear garden is also enclosed by a timber fence and is laid partly with block paving slabs and partly with grass and houses a large timber shed. There is free on street parking to the front of the property.

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.



27 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: E54

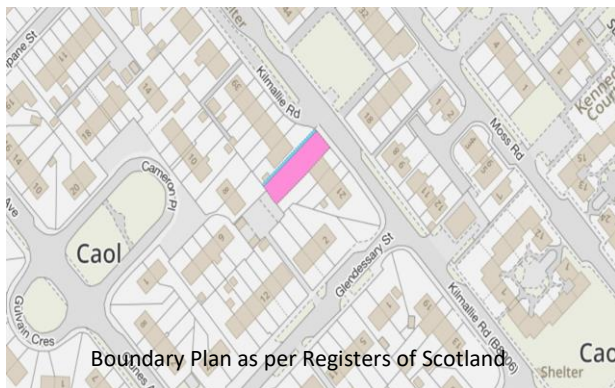
Local Authority: Highland Council

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. Number 27 is located on the left-hand side, before the Co-op on the opposite side of the road, and can be identified by the For Sale sign.

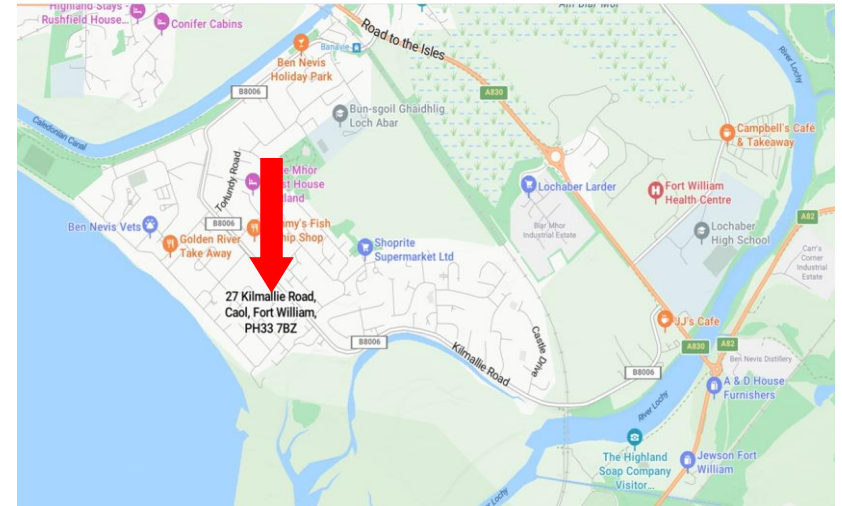
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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