



3 Telford Road

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

Guide Price £175,000

Fiuran
PROPERTY

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3 Telford Road is a beautifully presented mid-terrace House with 2 Bedrooms, located in the popular & picturesque village of Caol. With enclosed garden, private parking and stunning views of Ben Nevis, Aonach Mor & surrounding countryside, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely mid-terrace House with 2 Bedrooms
- Beautifully presented & in walk-in condition
- Convenient village location, close to amenities
- Amazing views of Ben Nevis & Aonach Mor
- Entrance Porch, Hallway, Lounge/Diner, Kitchen
- Vestibule, Upper Landing, 2 Bedrooms & Loft
- Double glazed windows & oil fired central heating
- Private enclosed garden with timber shed
- Attractive raised decking seating area to rear
- Driveway to rear with off-street parking
- 2 minutes' walk to Banavie Railway Station
- Neptune's Staircase a short walk away
- Caledonian Canal only 2 minutes' walk away
- 10 minutes commute to Fort William by car
- No onward chain



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The Ground Floor accommodation comprises entrance Porch, Hallway, Lounge/Diner, Kitchen Vestibule and Bathroom.

The First Floor accommodation offers the Upper Landing and 2 double Bedrooms.

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 3 Telford Road is bought to the market without an onward chain and offers spacious accommodation in a traditional layout, benefits from being fully double glazed and has oil fired central heating. There is a private driveway to the rear of the property offering off-street parking.

Caol is approximately 3 miles from Fort William town centre. Caol offers a supermarket, chemist, fish & chip shop, takeaway shops, 2 excellent local primary schools, high school nearby, 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 enclosed gated garden to the front of the property and entrance into the Porch or via the gated rear garden/driveway and entrance into the Vestibule.

PORCH 2.1m x 0.9m

With external door & side window panel to the front elevation, radiator, fitted carpet and door leading to the Hallway.

HALLWAY 4.2m x 1.8m (max)

With carpeted stairs rising to the first floor, radiator, 2 cupboards, fitted carpet and doors leading to the Lounge/Diner, Bathroom and Kitchen.

LOUNGE/DINER 6m x 3.2m (max)

Spacious & bright family room with full height windows to the front elevation with views towards the Caledonian Canal, traditional open fire set in an attractive wooden surround and marble hearth, understairs storage cupboard, 2 radiators, oak flooring, door leading to the Kitchen and sliding patio doors leading out onto a raised decking seating area in the rear garden.

KITCHEN 3.5m x 2.6m

Fitted with a range of base & wall mounted units, complementary work surfaces over, sink & drainer, Zanussi electric oven, Belling electric hob with stainless steel extractor hood over, Ignis fridge, Zanussi dishwasher, radiator, tiled walls, tiled flooring, window to the rear elevation and door leading to the Vestibule.



VESTIBULE 2.7m x 1.2m

With Haus washing machine, cupboard, work surfaces over, radiator, tiled flooring and external door with side glass panel leading to the rear garden.

BATHROOM 2.2m x 1.7m (max)

With suite comprising bath with Triton shower over, wash basin & WC, heated integrated ceiling light, radiator, tiled walls and tiled flooring.

UPPER LANDING

With fitted carpet, built-in storage cupboard and doors leading to both Bedrooms.

BEDROOM ONE 4.8m x 3.2m (max)

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

BEDROOM TWO 4.8m x 2.9m (max)

With window to the front elevation, radiator and laminate flooring.

GARDEN

With well-maintained enclosed garden to the front & rear of the property. The front garden is accessed by a few steps and is laid partly with grass, partly with paving slabs and partly with gravel. The rear garden has a raised decking area which leads out from the Dining Area, the perfect place for dining alfresco and for enjoying the wonderful views of Ben Nevis. The remainder of the rear garden is laid with block paving providing off-street private parking. There is a Beaver timber shed which was built in 2020 and which has battery operated lighting.



3 Telford 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. Oil Tank.

Council Tax: Band C

EPC Rating: E50

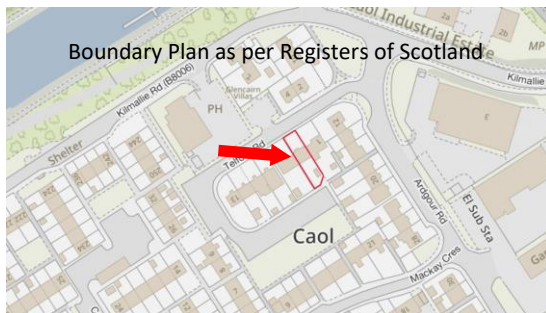
Local Authority: Highland Council

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, 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. Take left in to Ardgour Road and immediately first right into Telford Road. Number 3 is the 2nd property located on the left 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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