



28 Macquarrie Court

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

Guide Price £215,000

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PROPERTY

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28 Macquarrie Court is a very desirable detached Bungalow with 2 Bedrooms, located in the popular & picturesque village of Caol. With private garden, off-street parking and stunning views of Ben Nevis & surrounding countryside, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Detached Bungalow with 2 double Bedrooms
- Deceptively spacious accommodation
- Convenient village location, close to amenities
- Lovely views of Ben Nevis & surrounding area
- Hallway, Lounge, Dining Room, Kitchen/Diner
- Inner Hall, WC, Bathroom and 2 Bedrooms
- Excellent storage throughout including Loft
- Attractive wood burning stove in Lounge
- Double glazed windows & doors
- Air source central heating system
- Private garden with timber shed
- Driveway to front offering off-street parking
- 10 minutes commute to Fort William by car
- No onward chain



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The spacious accommodation comprises entrance Hallway, Lounge, Dining Room, Kitchen/Diner, Inner Hall, WC, 2 double Bedrooms and Bathroom.

There is also a large Loft space with retractable ladder which is accessed via a hatch in the Hallway.

In addition to its convenient location, 28 Macquarrie Court is bought to the market with no onward chain. The deceptively spacious accommodation is arranged in a traditional layout and all on one level. The property benefits from being fully double glazed and has Air Source central heating. There is a private driveway to the front 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 driveway to the front of the property and entrance into the Hallway.

HALLWAY 2.8m x 1.9m (max)

With radiator, vinyl flooring and doors leading to the Inner Hall, Bedroom One and the Bathroom.

BEDROOM ONE 3.2m x 2.7m

With window to the front elevation, walk-in Dressing Room (1.8m x 1.3m), radiator and fitted carpet.

BATHROOM 2.4m x 1.7m

With white suite comprising bath with electric shower over, wash basin & WC, wall mounted mirror, radiator, partly tiled walls, frosted window to the rear elevation and vinyl flooring.

INNER HALL 3.6m x 2.3m (max)

With cupboard housing the hot water tank, vinyl flooring and doors leading to the Lounge, Dining Room, Kitchen, WC and Bedroom Two.

LOUNGE 5.5m x 3.2m (max)

Spacious & bright family room with 2 windows to the front elevation, attractive log burner stove, large built-in cupboard (1.2m x 0.9m) radiator, laminate flooring, and semi-open plan to the Dining Room.



DINING ROOM 3.3m x 3m

Semi-open plan to the Lounge, window to the side elevation, large built-in cupboard/Utility Room (3.1m x 1.2m), further storage cupboard, radiator, laminate flooring, and door leading to the Inner Hall.

KITCHEN 5.3m x 3.1m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & grill, electric hob with stainless steel extractor hood over, tiled splashbacks, space for free standing fridge/freezer, space for dishwasher, ample space for dining furniture, radiator, laminate flooring, window to the side elevation and panel window and external door leading out to the rear garden.

BEDROOM TWO 3.2m x 2.5m

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

WC 1.8m x 1.2m

With white suite comprising wash basin & WC, radiator and vinyl flooring.

LOFT

The Loft space is accessed via a hatch in the Hallway and has a retractable ladder.

GARDEN

Externally, the garden grounds surround the property and offer a blank canvas for the new owners to design. There is a timber shed housed in the side garden. The front garden offers ample private off-street parking.



28 Macquarrie Court, 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: D64

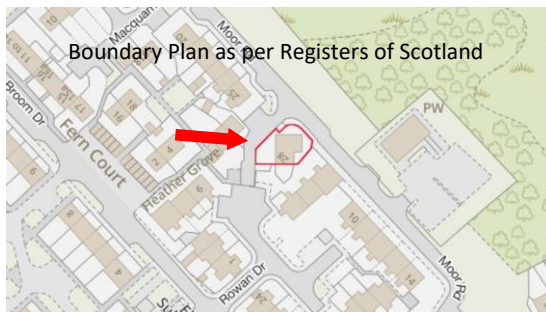
Local Authority: Highland Council

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. Take the first left at the traffic lights, on to the B8006 continue ahead for approx. 1 mile. Turn right on to Broom Drive and follow the road round, passing St John's road on the right. Then turn immediately right, signposted "Moor Road leading to Macquarrie Court". Follow the road round to the left, then take the next street on the left. Number 28 is the 1st property on the left hand side and can be identified by the For Sale sign.

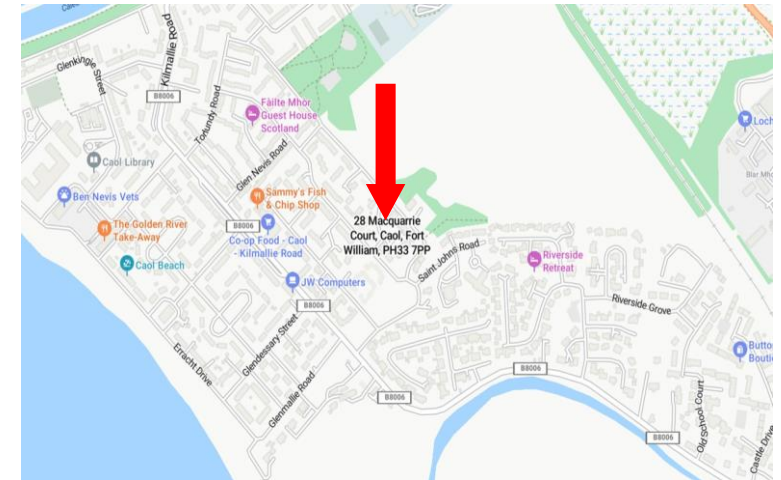
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

