



47 Carn Dearg Road

Claggan, Fort William, PH33 6QQ

Guide Price £110,000

47 Carn Dearg Road



Fiuran
PROPERTY

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Claggan, Fort William, PH33 6QQ

47 Carn Dearg Road is a very desirable top floor Flat with 2 double Bedrooms. Located in the very popular village of Claggan with unrestricted mountain views. With communal garden to the rear and free on street parking, it would make a wonderful family home, purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious 2 Bedroom top floor Flat
- Convenient location near to Fort William centre
- Hallway, Lounge/Diner with Balcony
- Modern Kitchen, 2 Bedrooms and Bathroom
- Double glazed windows & electric heating
- 2 private allocated internal stores
- Sizeable shared garden with drying green
- Free on-street parking to front
- Council Tax Banding - B
- Ideal purchase for first-time buyers
- Wonderful family home
- Perfect buy to let investment



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

With double glazing throughout 47 Carn Dearg Road benefits from electric heating and is brought to the market without a chain.

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

Via a shared entry door from Carn Dearg Road at the front of the property and into the communal close, up three sets of stairs and entrance door to Number 47 is on the left.

HALLWAY 42.m x 1.5m (max)

With storage heater, cupboard housing the electric fuse box, newly fitted carpet, doors leading to the Lounge/Diner, both Bedrooms and the Bathroom.



LOUNGE/DINER 5.3m x 3.4m

With window to the front elevation, traditional open coal fire, storage cupboard, storage heater, newly fitted carpet, leading to the Kitchen and external door leading out onto the Balcony.

BALCONY 3.7mx 1.25m

With views to the front elevation, metal railings and concrete flooring.



KITCHEN 3.2m x 2.3m

With window to the rear elevation, range of newly fitted base and wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, splash backs, free standing fridge/freezer, plumbing for washing machine, cupboard housing the hot water tank with shelving below and laminate flooring.

BEDROOM ONE 3.7m x 2.8m

With window to the front elevation with mountain views, storage heater and newly fitted carpet.

BEDROOM TWO 4.4m x 3.3m (max)

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

BATHROOM 2.9m x 1.6m

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

INTERNAL STORES

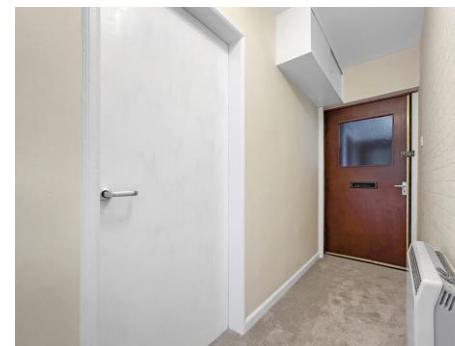
There are 2 private stores allocated to this Flat which are both located within the communal close, 1 is on the ground floor and the other on the top floor next to the Flat.

EXTERIOR

With sizeable communal garden with drying green located to the rear of the flats and is laid with grass and is bounded with a mixture of wire and timber fencing. Free on-street parking is located 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.



47 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:** F37

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 47 is on the left-hand side opposite and can be identified by the For Sale sign which is in the Lounge window.

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.

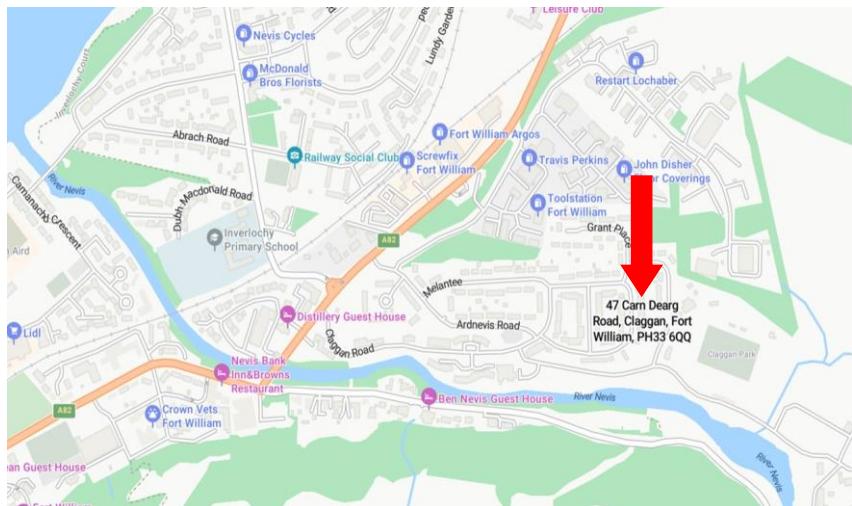
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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.



Fiuran
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T: 07471 783 721
E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP



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