



18 Blar Mhor Road

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

Guide Price £185,000

Fiuran
PROPERTY

18 Blar Mhor Road

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

18 Blar Mhor Road is a very desirable 3 Bedroom mid-terrace House, located in the popular village of Caol. With enclosed garden to the front 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

- Spacious 3 Bedroom mid-terrace House
- Convenient village location
- Hallway, Lounge, Kitchen/Diner
- 3 Bedrooms & family Bathroom
- Double glazed windows
- Electric Heating
- Enclosed garden to front & rear
- Timber shed with power & lighting
- Free parking to the rear
- Wonderful family home
- Ideal purchase for first-time buyers
- Vacant possession with no onward chain



18 Blar Mhor Road is a very desirable 3 Bedroom mid-terrace House, located in the popular village of Caol. With enclosed garden to the front and rear, it would make a wonderful family home, perfect first time buyers' property, or an ideal buy-to-let investment.

The Ground Floor accommodation comprises entrance Hallway with large storage cupboard, Lounge, Kitchen/Diner.

The First Floor accommodation offers the Upper Landing, 3 Bedrooms and the family Bathroom.

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

In addition to its convenient location, 18 Blar Mhor Road offers spacious accommodation in a traditional layout and is fully double glazed and benefits from electric heating. This property is brought to the market without a forward chain.

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 front garden and entry into the Hallway or via the rear garden and into the Kitchen/Diner.

HALLWAY 2.8m x 1.4m

With external door and window panel to the front elevation, carpeted stairs rising to the first floor, large walk-in storage cupboard (housing the fuse box), laminate flooring and door leading to the Lounge.

LOUNGE 4.6m x 3.6m

Spacious and bright room, with window to the front elevation, panel heater, fitted carpet and door leading to the Diner.

DINER 3m x 1.7m

Open-plan to the Kitchen, panel heater, window to the rear elevation and vinyl flooring.

KITCHEN 3.5m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, space for free standing fridge/freezer, plumbing for washing machine, space for tumble dryer, vinyl flooring, window to the rear elevation and external door leading to the enclosed rear garden.



UPPER LANDING

With fitted carpet, access hatch to the Loft and doors leading to all 3 Bedrooms and the family Bathroom.

BEDROOM ONE 4.4m x 3.7m (max)

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

BEDROOM TWO 3.3m x 2.7m (max)

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

BEDROOM THREE 3.7m x 2.6m (max)

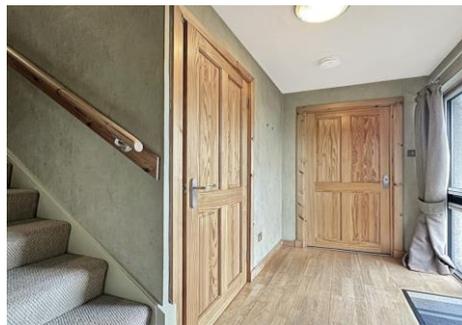
With window to the rear elevation, panel heater and fitted carpet.

BATHROOM 2.5m x 1.7m

With frosted window to the rear elevation, white suite comprising bath with shower over, wash basin, WC, radiator and tiled flooring.

GARDEN

With enclosed low maintenance garden to both the front and rear. The front is enclosed with a timber fence and is laid partly with gravel and partly with paving slabs. The rear garden is also enclosed with a timber fence and is laid mainly with gravel with paving slabs and houses a timber shed which has power & lighting. There is free parking to the rear of the property.



18 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: E44

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. Continue ahead on Kilmallie Road. Take the third turning left onto Blar Mhor Road. Number 18 is on the right-hand side and can be identified by the For Sale sign.

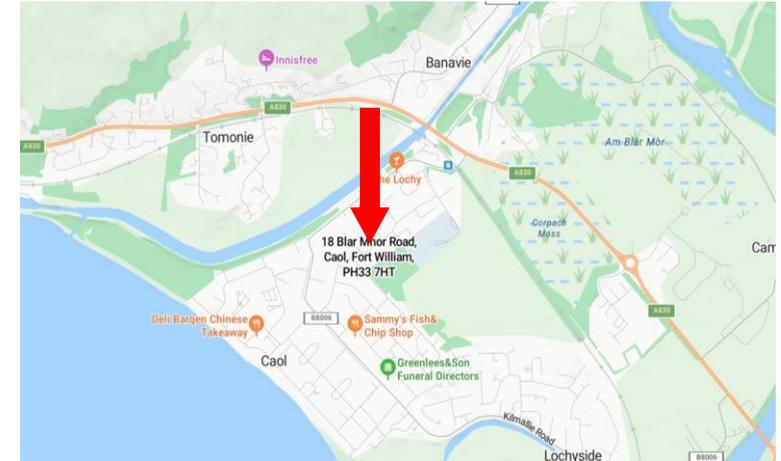
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



Fiuran

PROPERTY

T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP

