



## 9 Torlundy Road

Caol, Fort William, PH33 7EB

Guide Price £165,000

**Fiuran**  
PROPERTY

# 9 Torlundy Road

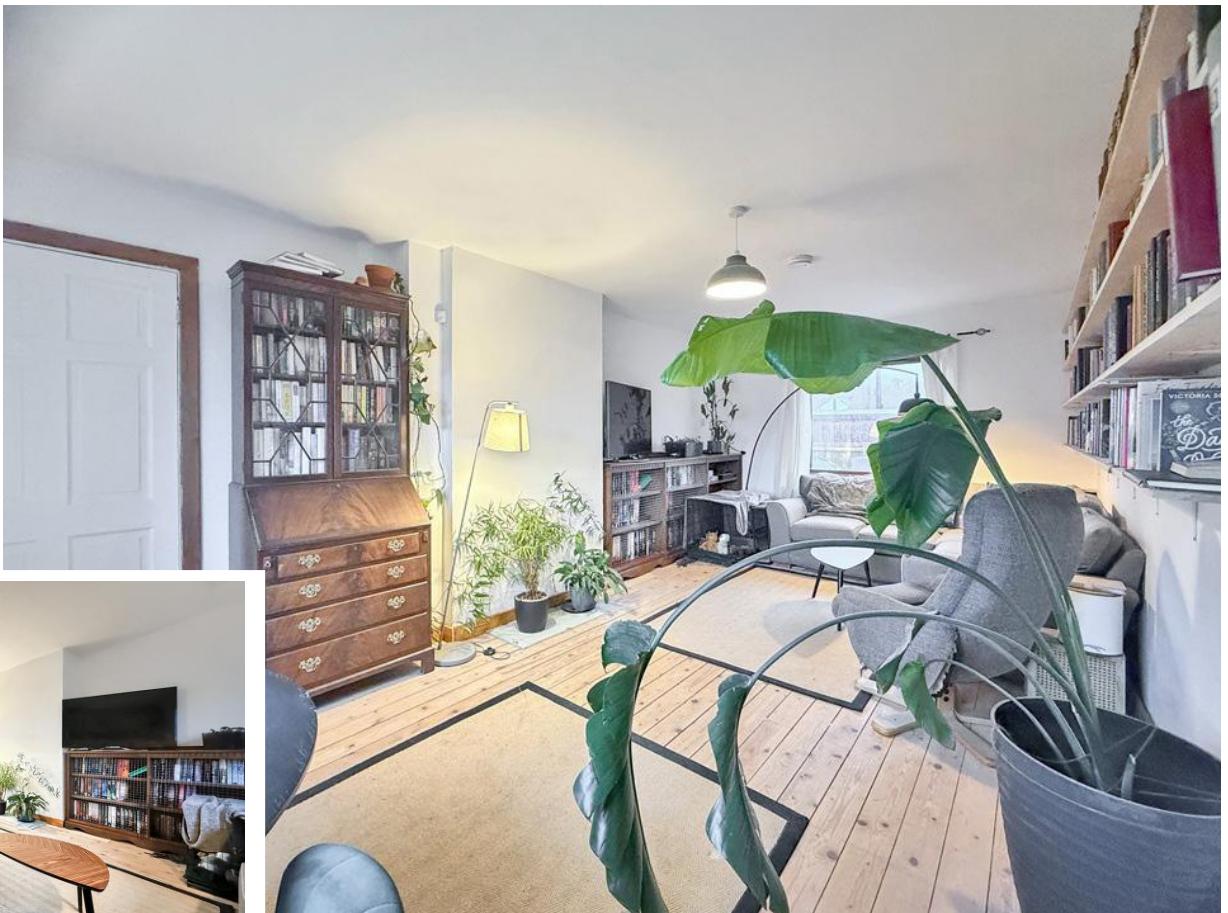
Caol, Fort William, PH33 7EB

9 Torlundy Road is a very desirable & spacious mid-terrace House with 3 Bedrooms. Located in the popular & picturesque village of Caol. With enclosed garden to the front & rear, it would make a wonderful family home, a perfect purchase for first time buyers, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Spacious mid-terrace House
- Convenient village location
- Close to local amenities
- Porch, Hallway, Lounge/Diner, Kitchen, Vestibule
- Upper Landing, 3 Bedrooms and Bathroom
- Loft space with retractable ladder
- Oil fired central heating
- Double glazed windows
- Enclosed garden to front & rear
- Council Tax banding - C
- Free parking to front
- No onward chain



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The ground floor accommodation comprises entrance Porch, Hallway, Lounge/Diner, Kitchen and Vestibule.

The first floor accommodation offers the Upper Landing, 3 Bedrooms and the family Bathroom.

The partially floored Loft is accessed via a hatch in the Upper Landing with retractable ladder, power and lighting.

In addition to its convenient location, 9 Torlundy Road provides accommodation in a traditional layout, benefits from being fully double glazed and has oil fired central heating. This property is bought to the market without an onward chain.

The village of Caol is approximately 3 miles north of Fort William town centre and lies at the northern shore of Loch Linnhe. Caol offers a supermarket, fish & chip shop, takeaway shops, local primary schools, hairdressers, churches, community centre, restaurant & pub. Lochaber High School is within walking distance of the property. 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 gated front garden and entrance into the Porch.

#### **PORCH** 1.3m x 1m

With external door to the side elevation, window to the other side, vinyl flooring and archway leading to the Hallway.



#### **HALLWAY** 3.7m x 1.6m

With window to the front elevation, wooden stairs rising to the first floor, 2 storage cupboards, radiator, semi-open plan to the kitchen and door leading to the Lounge/Diner.

#### **LOUNGE/DINER** 6m x 3.4m (max)

With dual aspect windows to the front & rear elevations, fitted shelves, 2 radiators and wooden flooring.

#### **KITCHEN** 3.5m x 2.7m

Fitted with a range of base & wall mounted units together with glass fronted display units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, tiled splash backs, plumbing for washing machine, space for tumble dryer, window to the rear elevation, wooden flooring and semi-open plan to the Vestibule.



#### **VESTIBULE** 1.7m x 0.9m

With understairs storage cupboard, wooden flooring and external door leading out to the rear garden.

### UPPER LANDING 3.8m x 0.9m

With wooden flooring, doors leading to all 3 Bedrooms & the Bathroom and hatch access to the Loft.

### BATHROOM 3.7m x 1.7m

With suite comprising bath, large walk-in shower enclosure, wash basin, WC, radiator, partly tiled walls and 2 frosted windows to the rear elevation.

### BEDROOM ONE 3.1m x 2.8m (max)

L-shaped with window to the front elevation, built-in cupboard, radiator and wooden flooring.

### BEDROOM TWO 4.3m x 3.1m

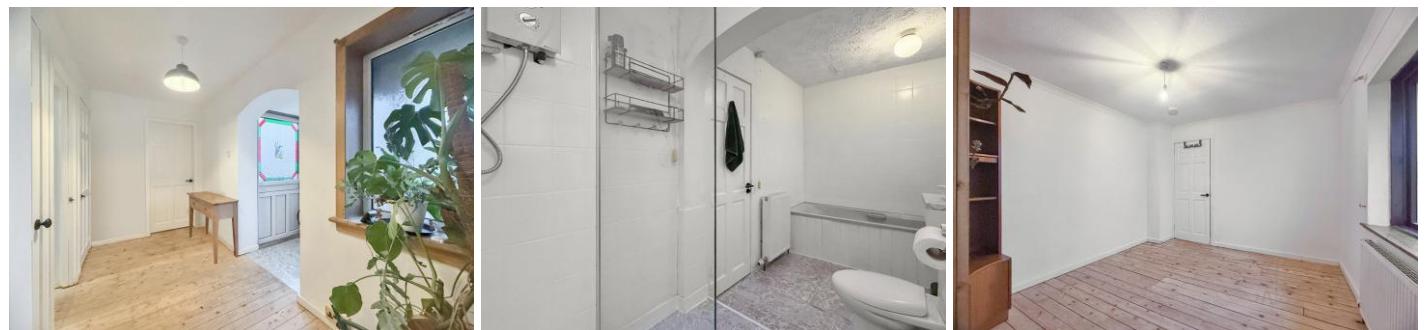
With window to the front elevation, radiator and wooden flooring.

### BEDROOM THREE 3.4m x 2.9m

With window to the rear elevation, radiator and wooden flooring.

### GARDEN

With garden to the front & rear of the property. The gated front garden is laid partly with grass and partly with concrete leading to the front door and is bounded with hedging plants. The low maintenance rear garden is bounded with timber fences with a gate out to the rear and is laid with a mixture of concrete, paving slabs and gravel. Free parking is located to the front and the rear of the property.



# 9 Torlundy 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:** E51

**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 at Lochybridge immediately after Farmfoods into Caol. Continue straight on for approx. 1 mile. Turn second right after the Co-op shop on to Tirlundy Road, Number 9 is on the left 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.

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](http://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.



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