



## 7 MacQuarrie Court

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

Guide Price £170,000

**Fiuran**  
PROPERTY

# 7 MacQuarrie Court

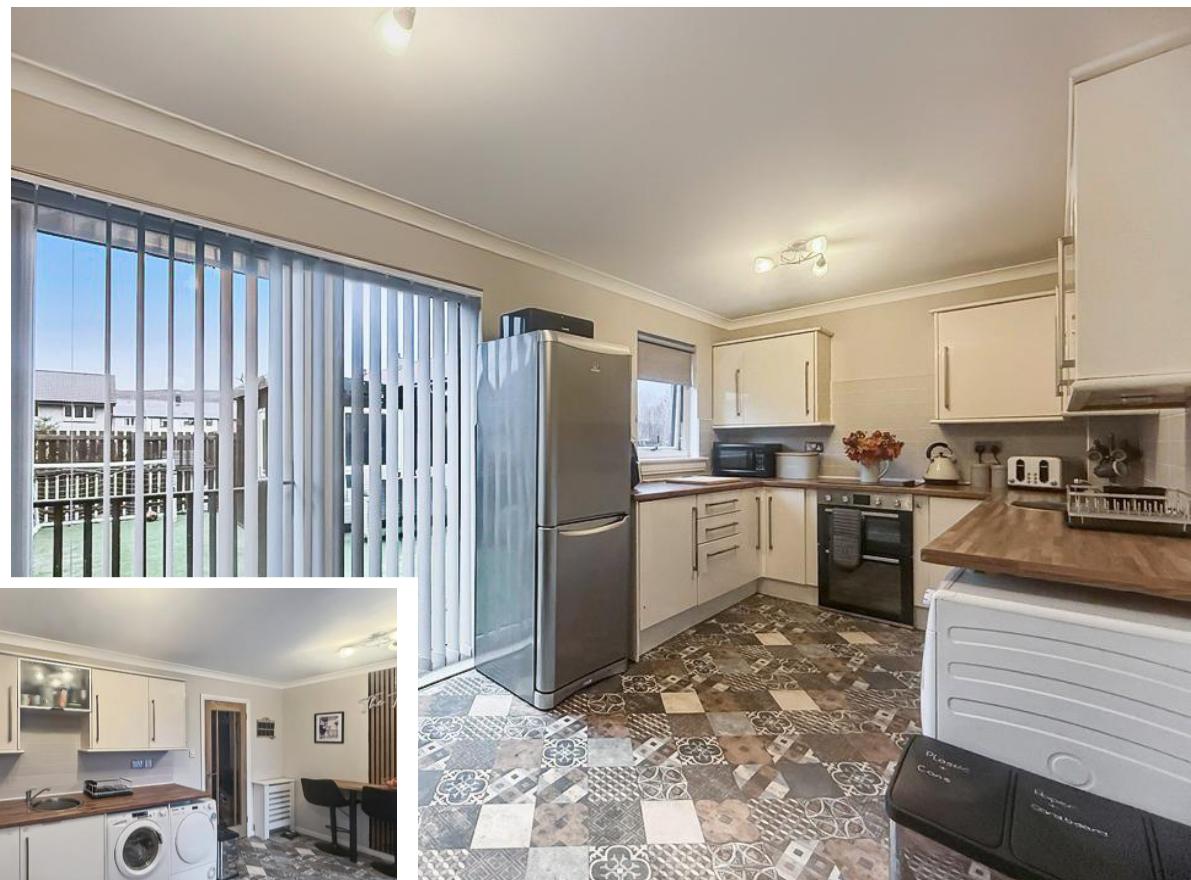
Caol, Fort William, Inverness-shire, PH33 7PP

7 MacQuarrie Court is a beautifully presented mid-terrace House with 2 Bedrooms, located in the popular & picturesque village of Caol. With garden to the front & rear, 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

- Lovely mid-terrace House
- Deceptively spacious accommodation
- Convenient village location, close to amenities
- Lovely views of Ben Nevis & surrounding area
- Hallway, Lounge, Kitchen/Diner
- Upper Landing, 2 Bedrooms & Bathroom
- Loft with retractable ladder, power & lighting
- Electric heating throughout
- Double glazed uPVC windows & doors
- Private garden with timber shed
- Driveway to front offering off-street parking
- 10 minutes commute to Fort William by car
- Wonderful family home
- Ideal purchase for first time buyers



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The ground floor accommodation comprises bright entrance Hallway, Lounge and modern Kitchen/Diner.

The first floor accommodation offers the Upper Landing, 2 double Bedrooms and the family Bathroom.

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

In addition to its convenient location, 7 MacQuarrie Court benefits from deceptively spacious accommodation and is arranged in a traditional layout. The property benefits from being fully double glazed and has electric heating. There is a parking area 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 front of the property and entrance into the Hallway.

#### HALLWAY 2m x 1.8m

With window to the front elevation, carpeted stairs rising to the upper level, radiator, laminate flooring and door leading to the Lounge.

#### LOUNGE 4m x 3.7m (max)

L-shaped, with window to the front elevation and wonderful views towards Ben Nevis & the surrounding countryside, built-in cupboard, radiator, laminate flooring and door leading to the Kitchen/Diner.

#### KITCHEN 4.9m x 2.6m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink, electric oven & hob, tiled splash backs, plumbing for washing machine, space for dishwasher, space for free standing fridge/freezer, ample space for dining furniture, radiator, cushioned flooring, window to the rear elevation and patio doors leading out onto the attractive decking area and into the rear garden.

#### UPPER LANDING 2.8m x 1m

With hatch access to the Loft, storage heater, fitted carpet and doors leading to both Bedrooms and the Bathroom.



### **BEDROOM ONE** 4m x 3m

With window to the front elevation with superb views towards Ben Nevis, double built-in wardrobe with sliding doors, further cupboard, panel heater and fitted carpet.

### **BEDROOM TWO** 3.2m x 2.3m

With window to the rear elevation, double built-in wardrobe with sliding doors, panel heater and fitted carpet.

### **BATHROOM** 2.3m x 1.7m

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

### **LOFT**

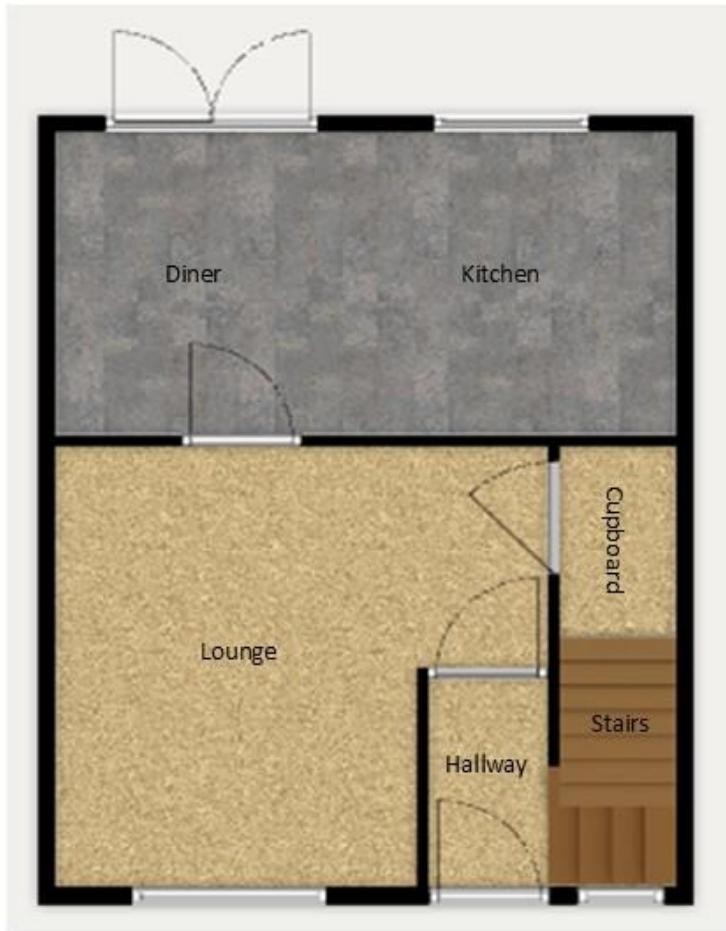
The Loft space is accessed via a hatch in the Upper Landing and has a retractable ladder.

### **GARDEN**

Externally, there is a well-maintained garden to the front & rear of the property. The front garden has a paved path leading to the front door with timber shed to the side, the remaining area is laid with Astroturf. The rear garden has an attractive decking area leading out from the Kitchen/Diner, the perfect place for garden furniture and for dining alfresco. The lower rear garden is laid with Astroturf and houses a substantial timber shed with power & lighting. There is parking for 2 vehicles to the front of the property.



# 7 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:** D56

**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 second left. Number 7 is on the right-hand side and can be identified by the For Sale sign.

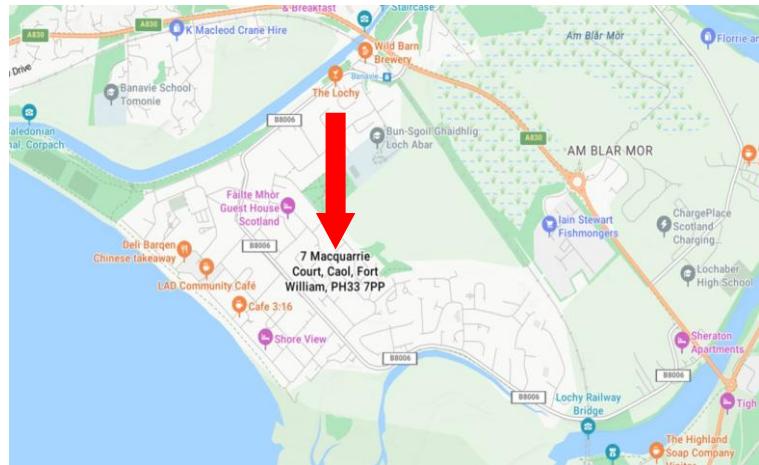
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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