



## 202 Kilmallie Road

Caol, Fort William, PH33 7HJ

Guide Price £145,000

**Fiuran**  
PROPERTY

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202 Kilmallie Road is a very desirable, well-presented, and much sought after mid-terrace Bungalow, located in the popular & picturesque village of Caol. With garden to the front & rear, it would make a wonderful home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Lovely mid-terrace Bungalow
- Deceptively spacious accommodation
- Convenient village location, close to amenities
- Lovely views & surrounding area
- Entrance Porch, Hallway, Lounge
- Kitchen, Shower Room and Bedroom
- Partially floored Loft
- Modern electric heating
- Double glazed windows
- Private garden with timber shed
- Council Tax Banding - B
- Free parking nearby
- Within walking distance of the Caledonian Canal
- 10 minutes commute to Fort William by car



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The accommodation comprises entrance Porch, Hallway, Lounge, Kitchen, Shower Room and Bedroom.

There is also a sizeable partially floored Loft space which is accessed via a hatch in the Hallway.

In addition to its convenient location, 202 Kilmallie Road benefits from deceptively spacious accommodation and is arranged in a traditional layout. The property benefits from being fully double glazed and has modern electric heating. There is free parking nearby.

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 Porch or at the rear into the Kitchen.

#### **ENTRANCE PORCH** 2.9m x 0.8m

With external door & window to the front elevation, tile effect wooden flooring and door leading to the Hallway.

#### **HALLWAY** 2.7m x 0.9m

With tile effect wooden flooring, storage cupboard and doors leading to the Lounge, Bedroom and the Shower Room

#### **LOUNGE** 4.3m x 3.5m

With window to the front elevation, radiator, laminate flooring and door leading to the Kitchen.

#### **KITCHEN** 3.1m x 2.8m

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





**BEDROOM** 4.1m x 2.9m

With window to the rear elevation, built-in cupboard housing the hot water tank, radiator and fitted carpet.

**SHOWER ROOM** 1.9m x 1.7m

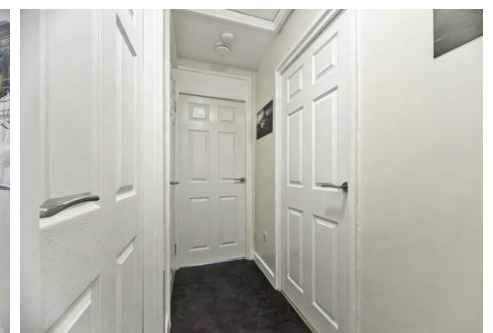
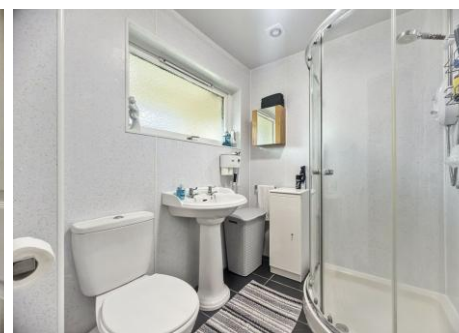
With white suite comprising shower enclosure, wash basin & WC, heated towel rail, frosted window to the front elevation and tiled flooring.

**LOFT**

The Loft space is accessed via a hatch in the Hallway.

**GARDEN**

Externally, there is a well-maintained enclosed garden to the front & rear of the property. The gated front garden is bounded by a timber fence to one side and wire fencing to the remaining boundaries. There is a path leading to the front door with grass to both sides. The rear garden is bounded by timber fencing with a gate to the rear. There is a paved path leading to the Kitchen, with grass to both sides. The rear garden houses a timber shed. Free parking is located nearby.



## 202 Kilmallie 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 B

**EPC Rating:** E42

**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. Continue ahead on the B8006 for approx. 2 miles. Turn left before the level crossing onto Kilmallie Road B8006. Follow the road ahead passing the Lochy Restaurant & Bar on the left. Continue past Blar Mhor Road, 202 Kilmallie Road is within the next terraced Bungalows and is the second property on the left-hand side. The property 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

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