



## 19 Kilmallie Road

Caol, Fort William, PH33 7BY

Guide Price £220,000

**Fiuran**  
PROPERTY

## 19 Kilmallie Road

Caol, Fort William, PH33 7BY

19 Kilmallie Road is a very desirable, well presented & spacious end terrace House with 3 Bedrooms. Located in the popular & picturesque village of Caol. With private garden and large driveway, it would make a wonderful home.

Special attention is drawn to the following: -

### Key Features

- Lovely end terrace House
- Fine open mountain views
- Sought after village location
- Porch, Hallway, Lounge, Kitchen/Diner
- Bathroom, Upper Landing, 3 Bedrooms & Loft
- Attractive stove in Lounge
- White goods included in sale
- Double glazed windows & oil heating
- Private garden to front, side & rear
- Large, gravelled gated driveway
- Within walking distance of local amenities
- 10 minutes commute to Fort William by car
- No onward chain
- Vacant possession



19 Kilmallie Road is a very desirable, well presented & spacious end terrace House with 3 Bedrooms. Located in the popular & picturesque village of Caol. With private garden and large driveway, it would make a wonderful home.

The lower accommodation comprises the entrance Porch, Hallway, Lounge, modern Kitchen/Diner and the Bathroom.

The bright First Floor boasts the Upper Landing and 3 double Bedrooms.

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

In addition to its convenient location, 19 Kilmallie Road benefits from deceptively spacious accommodation arranged in a traditional layout. The property has fine open mountain views and benefits from being fully double glazed with uPVC windows & doors and has oil fired central heating.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the gravelled front garden and entry at the front into the Porch or at the rear into the Kitchen.

#### **PORCH** 2m x 1.5m

With external door to the front elevation, window to the side, storage cupboard, laminate flooring and door leading to the Hallway.

#### **HALLWAY** 3.7m x 2m (max)

With carpeted stairs rising to the first floor, radiator, laminate flooring and doors leading to the Lounge, Kitchen/Diner and Bathroom.

#### **LOUNGE** 4.2m x 4.1m (max)

With 2 windows to the front elevation, attractive stove set on a tiled hearth, radiator and laminate flooring.

#### **KITCHEN/DINER** 4.2m x 3.2m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob with extractor hood over, integrated fridge/freezer, washing machine, window to the rear elevation, laminate flooring and external door leading out to the rear garden.



**BATHROOM** 2.2m x 2m

Fitted with a white suite comprising bath with shower over, wash basin, WC, heated towel rail, wall mounted mirror, frosted window to the rear elevation and laminate flooring.

**UPPER LANDING** 4.2m x 2m (max)

With window to the front elevation, hatch access to Loft, storage cupboard, radiator and doors leading to all Bedrooms.

**BEDROOM ONE** 4.3m x 3.2m (max)

With window to the front elevation, radiator and fitted carpet.

**BEDROOM TWO** 3.7m x 3.2m (max)

L-shaped with window to the rear elevation, radiator and fitted carpet.

**BEDROOM THREE** 3.5m x 2.8m

With window to the rear elevation, radiator and fitted carpet.

**LOFT**

With access hatch in the Upper Landing, retractable ladder, partially floored and may offer development potential (subject to the relevant planning regulations).



## GARDEN

With sizeable garden to the front, side & rear. The front garden is bounded with a mixture of hedging plants & fencing and is laid with gravel. The rear garden is also laid with gravel and houses a timber shed and the oil tank. The side garden is gravelled and provides ample parking for multiple parking.

The garden may offer development potential (subject to the relevant planning regulations).

## CAOL

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.



# 19 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 & drainage.

**Council Tax:** Band C    **EPC Rating:** D65

**Gross internal floor area :** 92 m2

**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 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.

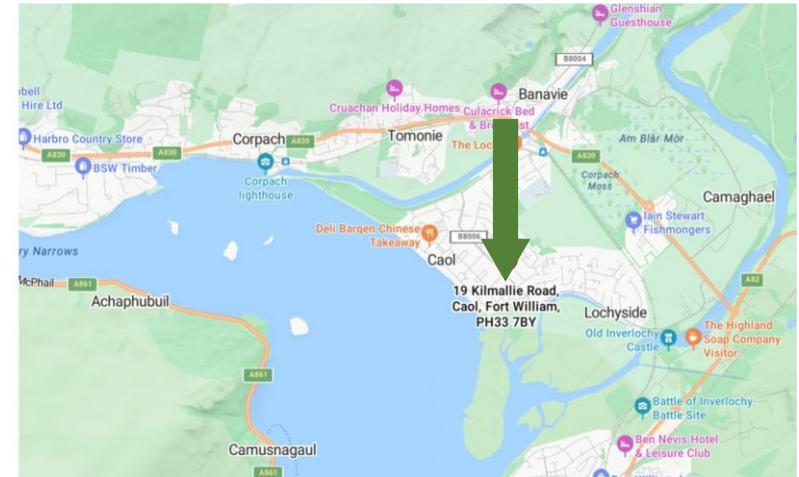
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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 view the property in person and should they wish to pursue, 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:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

Dail-Uaine  
Invercoe  
Glencoe  
PH49 4HP

