



41 BLAR MHOR ROAD, CAOL
PRICE GUIDE £135,000



MCINTYRE & COMPANY
Solicitors & Estate Agents

KEY FEATURES :

- ◆ Spacious, end of terrace with generous living accommodation
- ◆ Enjoying rear views towards Ben Nevis and Aonach Mhor
- ◆ Great location within walking distance of High School and local amenities
- ◆ Three good size bedrooms / Family bathroom
- ◆ Double Glazing / Electric heating / Front and rear garden
- ◆ Energy Performance Rating D-60

LOCATION :

The area is generally serviced by the town of Fort William which lies on the banks of Loch Linnhe. Fort William is the main district town of Lochaber and is known as the “Outdoor Capital of the UK”. Fort William town is a popular tourist destination and has a wide variety of attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities for the Great Glen Way. There is a variety of shops, a Library, Tourist Information Centre, Museum and Railway Station which has an overnight sleeper to London, links to Mallaig, Glasgow and Edinburgh as well as a Bus Station.

There are also services in the village of Caol which has Two General Stores, a Post Office/Newsagents, Chemist, Community Centre and Primary School. Lochaber High School and the Medical Centre are a short walk from Blar Mhor Road.

DIRECTIONS: 115, Blar Mhor Road, Caol, Fort William, PH33 7HS.

On leaving Fort William Town Centre 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. Bear left, then 2nd right into MacKay Crescent until meeting Blar Mhor Rd. No 41 is on your left facing onto the main road.

DESCRIPTION:

A spacious, three bedroomed end of terrace property situated in the popular village of Caol and within walking distance of local amenities. The property was built around 1968 and spans approximately 82 sqm.

There are views towards Ben Nevis, Aonach Mhor and the Nevis mountain range to be enjoyed from the rear. The property benefits from generous living accommodation, double glazing, a huge storage cupboard in the hallway which houses a redundant heating system, there is also lighting, shelving and a clothes pulley.

This is a great opportunity for a first time buyer or buy to let as well as forming a fantastic family home.



Inner Hallway: 2.73m x 1.33m (8'11" x 4'04")

With a large built-in storage cupboard, radiator and carpet flooring. Access to the first floor by carpeted staircase.

Lounge-Diner: 6.37m x 3.57m (20'10" x 11'08") (at widest points)

Bright and spacious dual aspect room providing rear views towards Ben Nevis and Aonach Mor. Laminate flooring.

Kitchen: 3.55m x 3.27m (11' 07"x 10'08")

Rear facing, fitted kitchen with a variety of wall, drawer and base units and a breakfast bar. Tiled walls above work surface areas and laminate flooring. Access to rear garden.

First Floor:

Access to loft via drop down ladder, where there is good storage and lighting.

Bedroom 1: 3.31m x 2.78m (10'10"x 9'01") (into recess)

Front facing with recessed area for the bed. Wall panel heater and carpet flooring.

Bedroom 2: 3.70m x 3.m (12' 01"x 9'09")

Spacious front facing room with wall panel heater and back to board flooring.

Bedroom 3: 4.30m x 2.63m (14'01" x 8'07") (longest x widest points)

Rear facing enjoying lovely mountain views. Storage cupboard houses water tank. Carpet flooring and wall panel heater.

Family Bathroom: 1.95m x 1.65m (6'04" x 5'04")

Fully tiled bathroom. Suite comprises: Bath with shower and side screen over, WC, wash hand basin, extractor and modern floor tiles.



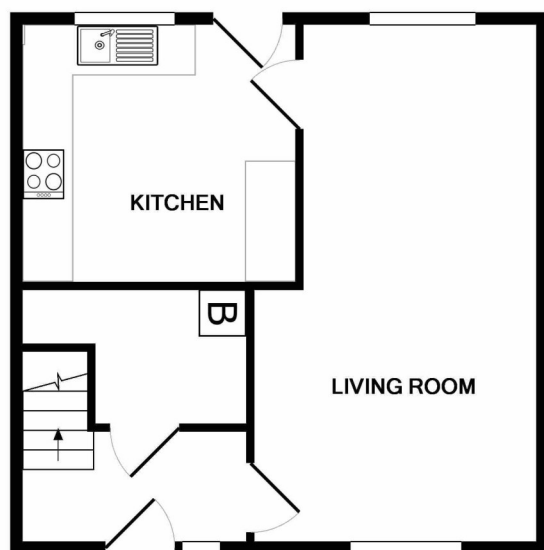


EXTERNALLY

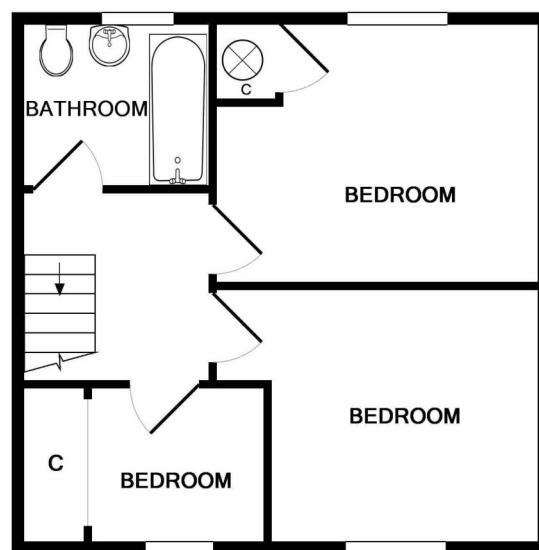
The property is predominantly fenced with gated access to the front and side. The front of the property is grassed with a path and hedge to one side.

The rear is a good size garden which is slab and gravel. There is a gate to the side which leads to a public path and a children's play park.

FLOOR PLAN



GROUND FLOOR



1ST FLOOR

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A HOME REPORT IS AVAILABLE

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

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