



**MCINTYRE & COMPANY**  
*Solicitors & Estate Agents*



## 13 TORLUNDY ROAD, CAOL, FORT WILLIAM



**Well-maintained mid terraced three bedroomed dwellinghouse,  
with open views, centrally located within the village of Caol**

- Entrance Hall
- Spacious “through” Lounge
- Kitchen
- Three Bedrooms
- Family Bathroom
- Gardens to front and rear
- Oil central heating
- Double glazing



**OFFERS OVER £125,000**

38 High Street, Fort William, Inverness-shire PH33 6AT  
Tel 01397-703231 Fax 01397-705070  
E-mail [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
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13 Torlundy Road is a well-maintained three bedroomed terraced house in the popular village of Caol, only a short drive/bus ride from Fort William. Caol is well served with a highly regarded primary school, a number of shops and licensed premises. Lochaber High School and medical centre are a short distance away with further amenities available in Fort William.

The property requires very little attention before moving in and has a particularly bright and airy feel with no properties directly looking over it, either front or back. With open views towards the Nevis Range ski slopes, Aonach Mor and Aonach Beag.

Enter the property by the front door into the spacious hall which leads off into the "through" lounge and up the stairs to the first floor accommodation. A door off the "through" lounge leads into the kitchen which in turn leads to the rear hall and rear garden. Three good sized bedrooms and family bathroom are upstairs.

**LOCATION – 13 Torlundy Road, Caol, Fort William, PH33 7EB**

From Fort William Town Centre travel north on the A82 as far as its junction with the A830 "Road to the Isles" at the Lochybridge roundabout. Turn left at the roundabout, turning immediately left where signposted Lochyside and Caol. Follow this road round into the village of Caol and after passing the Co-op on your right hand side take the second turning on your right into Torlundy Road. Number 13 is approximately two hundred metres up Torlundy Road on your left hand side.



**ACCOMMODATION**

Entrance vestibule leading into

**HALL 3.7m x 1.6m (9'1" x 5'1")**

Two built-in cupboards, one housing hot water cylinder. Central heating radiator. Stairs up to first floor level.

**LOUNGE 5.9m x 3.36m (19'5" x 11'0")**



Light and airy "through" lounge with windows to front and rear. Window to front with views towards Aonach Mor and Aonach Beag. Feature fireplace. Two central heating radiators. Glazed doors to hall and kitchen.



**KITCHEN 2.7m x 3.5m (8'9" x 10'2")**

Window overlooking rear garden. Modern fitted kitchen with wooden door fronts and laminate worksurfaces. One and a half bowl sink. Fitted re-circulation fan. Linoleum flooring. Extractor fan. Strip lighting.

Door off to rear hall with spacious understair storage and rear door to rear garden.

*Kitchen continued*



*Bedroom 3 continued*



Stairs up to first floor accommodation.

**BEDROOM 1** 2.65m x 3.15m (8'9" x 10'4")  
"L"-shaped room to front with views towards Aonach Mor and Aonach Beag. Central heating radiator.



**BEDROOM 2** 4.5m x 2.8m (14'9" x 9'2")  
With window to front enjoying views to Aonach Mor and Aonach Beag. Large built-in wardrobe unit. Central heating radiator.



**BEDROOM 3** 3.7m x 3.0m (11'3" x 9'9")  
Window overlooking rear garden. Central heating radiator.

**BATHROOM** 3.4m x 1.7m (11'2" x 5'3")  
White three piece suite comprising bath, wash hand basin and wc, and separate shower enclosure with instant electric Hotpoint Aquarius shower. Fully tiled walls. Central heating radiator. Extractor fan.



**EXTERNALLY**

A shared path leads to the front door. A small front garden is laid mainly to lawn and flower borders.



To the rear the property enjoys use of a large communal parking area and a gate leads from that to the rear garden which has been laid mainly to gravel with flower borders, garden shed and oil storage tank.



**EXTRAS** – The carpets and floorcoverings (with the exception of the carpet in the living room) are included, as are the blinds throughout.

**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers.

**PRICE GUIDE** – Offers Over £125,000 are sought.

Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company  
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38 High Street, Fort William,  
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T. 01397 703231  
F. 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)  
Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

These Particulars, while believed to be correct, 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.