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**15 GLEN NEVIS ROAD, CAOL, FORT WILLIAM**



**Spacious mid terraced house in residential village of Caol**

- Lounge
- Kitchen
- Hall
- Three Bedrooms
- Bathroom
- Double glazing and Oil Fired C.H.



***OFFERS OVER £119,999***

38 High Street, Fort William, Inverness-shire PH33 6AT  
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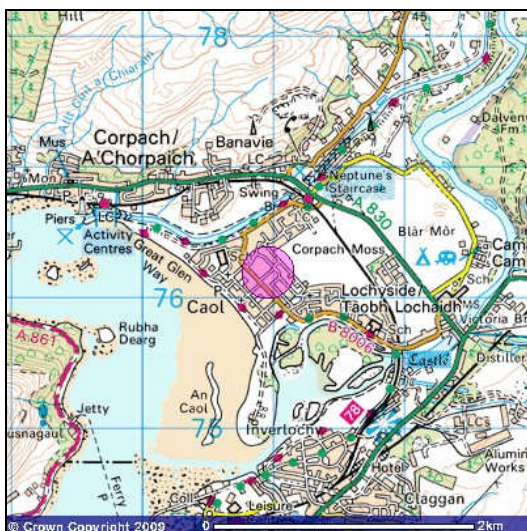
15 Glen Nevis Road is a mid terrace two storey house in the predominantly residential village of Caol. All the rooms have double glazing and there is oil fired heating. There is garden ground to the front and back. Although there are no specific parking rights to the property there is a parking area at the back of the house.

Accommodation at No 15 comprises an entrance porch, hallway, well proportioned lounge, modern fitted kitchen, three bedrooms and bathroom.

Caol Village has a wide range of amenities including Post Office, chemist, hairdressers, general stores, community centre and two nearby Primary Schools. The village benefits from a regular bus service to and from the main district town of Fort William where there are further facilities.

#### **LOCATION – 15 Glen Nevis Road, Caol, Fort William, PH33 7EW**

On leaving Fort William Town Centre travel north on the A82 (Inverness road) until reaching the mini roundabout at the BP petrol station/Ben Nevis Distillery. Turn left at the mini roundabout where it is signposted for the A830 Mallaig road. Shortly after crossing the bridge over the River Lochy turn left at Farmfoods. Follow the road round into Caol driving along Kilmallie Road. After passing the Cooperative store take the right turning to Glen Nevis Road. Number 15 is near the end of the row, on the right hand side.



#### **ACCOMMODATION**

The front of the house has an external wooden door with opaque glass panel opening to the entrance porch. The entrance porch has an artex ceiling. From the porch an internal door with wooden finish and patterned glass panels opens into the hallway.

The spacious hallway has an artex ceiling. There is a window looking to the front garden. There are three built-in cupboards. One has shelves and coat hooks. The others have fitted shelves, with one housing the hot water tank. Ceiling mounted smoke alarm. The stairs lead to the first floor accommodation. Doorway to the lounge.

#### **LOUNGE 19'6 (5.93m) x 9'3 (2.83m)**



The lounge is a well proportioned room with windows to both front and back of the house. The proportions of this room make it suitable for use as a combined lounge/dining area. A feature of the room is the solid fuel stove. Tiled hearth, wooden mantel and surround. Two ceiling lights and two wall mounted lights.



**KITCHEN 12'3 (3.71m) x 12'3 (3.71m at widest point)**



The kitchen has modern wall and floor mounted units. The kitchen units have a light wood effect finish and silver coloured handles. Granite effect work surface with matching splashback. Stainless steel one and a half bowl sink with drainer and mixer taps. Extractor fan. There is a good size understairs cupboard with fitted shelves and louvre finish door.

Included in the sale are the three speed Hotpoint cooker hood with integral light, cooker with grill, oven and four ring gas hob, Indesit dishwasher and Hotpoint fridge. Spotlight fittings.



The proportions of the kitchen may also make it suitable as a breakfast/dining area.

**HALL**

The stairs with wooden handrail lead to the landing. Attic access. To the right at the top of stairs is the bathroom.

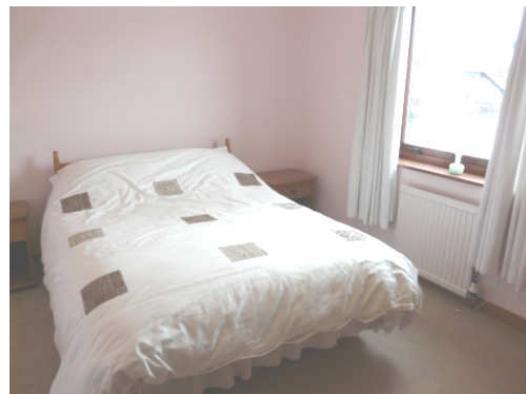
**BATHROOM 11'6 (3.5m) x 5'4 (1.62m)**



There is extensive use of wood panelling. Fitted bath with tiled splashback. W.c. and W.h.b. Separate corner shower unit with Mira electric shower. Extractor fan. Bathroom fittings are included.



**BEDROOM 1 12'0" (3.66m) x 9'7 (2.91m)**

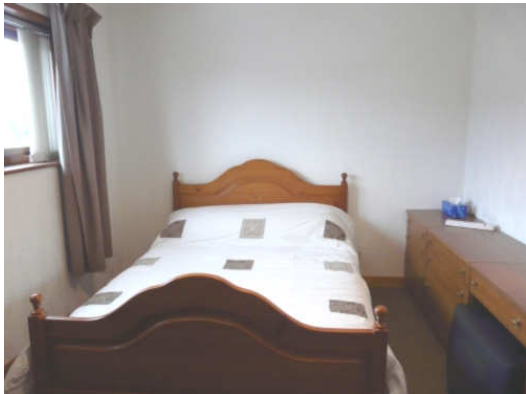


*Bedroom 1 continued*

Bedroom 1 has a window to the back of the house. From bedroom 1 there are view towards Ben Nevis and Nevis Range.



**BEDROOM 2 14'9 (4.5m) x 10'6 (3.19m)**



This is a front facing bedroom which is the largest of the bedrooms. As with bedroom 1 it is being used as a double bedroom.

**BEDROOM 3 9'2 (2.8m) x 10'6 (3.19m at widest point)**



Front facing bedroom which is used as a single room.

**EXTERNALLY**

Small easily maintained front garden which is mainly to grass with a variety of shrubs and plants. The back garden has been paved/block paved for ease of maintenance. The back garden is fenced and has a rotary clothes drier. There is a also a garden shed and outside water tap.



**EXTRAS** – All carpets, floorcoverings, curtains and blinds are included in the sale price.

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

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

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

**PRICE GUIDE** – Offers in region of £119,999 are sought.



Home Report is available from our website.

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  
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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. We are not involved in the preparation of the Home Report and we are not responsible for its contents, nor any information contained therein.

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.