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## **230 KILMALLIE ROAD, CAOL, FORT WILLIAM**



### **Three bedroomed mid-terraced dwellinghouse in the village of Caol**

- Lounge
- Kitchen
- Three Bedrooms
- Bathroom
- Double glazing
- Oil central heating
- All carpets, floorcoverings, curtains blinds, furnishings including electrical items are included in the sale



***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)  
Website [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

230 Kilmallie Road, Caol, Fort William is a mid-terraced dwellinghouse. The property is located in a residential estate on the outskirts of the village of Caol. 230 Kilmallie Road is within walking distance of Banavie Railway Station and canalside walks.

The windows at the front of the house have views over the publicly maintained grassed areas.

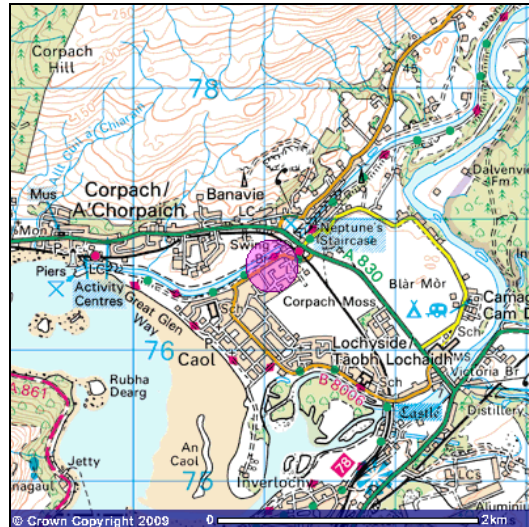
Accommodation comprises Entrance Hall, Lounge, Kitchen, Bathroom and three Bedrooms. The Lounge and Kitchen can both be used as dining areas. The property has double glazing and oil heating.

The village has a Post Office, Chemist, general stores, community centre and Primary School. The Medical Centre and Lochaber High School are located at nearby Camaghael.

**All carpets, floorcoverings, curtains and blinds, and furnishings (including the electrical items) and light fittings are included in the sale.**

**LOCATION – 230 Kilmallie Road, Caol, Fort William, PH33 7HL**

From Fort William Town Centre travel on the A82 Inverness road until reaching the mini-roundabout at the BP petrol station/Ben Nevis Distillery. Turn left at the mini-roundabout on to the A830 Mallaig road. Carry on along the A830, turning off at the railway crossing at Caol (before reaching the Caledonian Canal). After crossing the railway line take the first road on the left. After that take the second road on the right, then the first road on the right. Take that road through into the car parking area. No. 230 Kilmallie Road is in a row of houses on the left hand side.



**ACCOMMODATION**

The wooden front door, with opaque glass panels at the side opens into the Hallway. The Hallway has a large walk-in cupboard with light. Measuring 1.8m (5'11") x 1.4m (4'9") the cupboard houses the fuse box and there are fitted coat hooks.

**LOUNGE 6.4m (21'0") x 3.6m (11'9")**



The lounge is a spacious room with windows to both the front and back gardens. The proportions of the room also make it suitable for use as a dining area. The focal point of the room is the mock fireplace with coal and flame effect fire.

There is a Sky television connection point. Telephone point.

*Lounge continued*



*Kitchen continued*



The staircase leads to the Upper Floor accommodation. In the landing there is a smoke alarm and attic access.

**KITCHEN 3.3m (10'11") x 3.5m (11'8")**

The Kitchen is located adjacent to the Lounge. There are modern wall and floor mounted kitchen units installed in around 2005. The kitchen doors have a light wood effect finish and there is a marble effect work surface. There is recessed lighting under the wall mounted units. Tiled splash back. Stainless steel sink, drainer and mixer taps. 4-ring Halogen hob. Zanussi oven – one with grill. Cooker hood with three speed fan and light. The integral fridge/freezer and integral Indesit washing machine are included. 4 light spotlight fitting. The proportions of this room make it suitable for use as a dining/breakfasting area. The outside door leads to the back garden.

**BATHROOM 2.9m (9'6") (at widest point) x 1.7m (5'6")**



*Bathroom Continued*

Fitted bath with wall tiling above. There is also partial wall tiling on other sections of the bathroom walls. Above the bath is a Calypso Plus shower and shower rail with shower curtains. W.c. and w.h.b. All bathroom fittings are included.

**BEDROOM 1** 3.7m (12'2") x 2.7m (8'2")



This Bedroom is adjacent to the Bathroom. The Bedroom window overlooks the back garden. Fitted cupboard with shelf. Telephone point.

**BEDROOM 2** 3.3m (10'10") x 2.8m (9'1")  
(at widest point)

This is a front facing Bedroom with views to the front garden and the Local Authority maintained grassed area.



**BEDROOM 3** 3.0m (10'0") x 3.7m (12'1")  
(main area)



Bedroom 3 has views similar to those of Bedroom 1. The wardrobe units have two sections with clothes rail and shelf and the central shelved unit has mirrored doors.



**EXTERNALLY**

The front garden is grassed. There is a path to the front door. The back garden is paved to reduce maintenance. The garden shed, garden seat and garden pots are included.



**EXTRAS** – All carpets, floorcoverings, curtains and blinds, and furnishings (including the electrical items) and light fittings are included in the sale.

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

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

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

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

The Home Report is available through our website.

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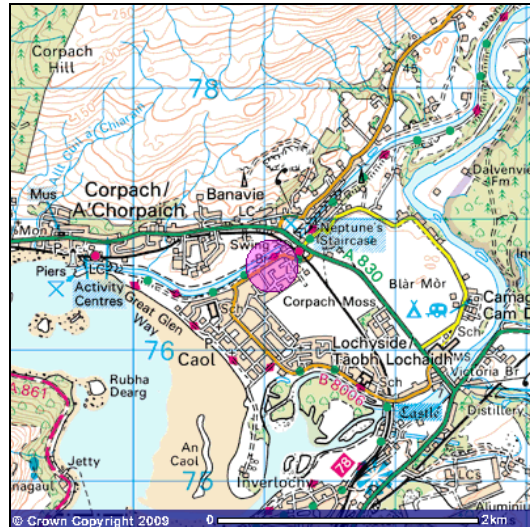
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