

12 CARN DEARG ROAD, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents



Three Bedroom first floor Flat enjoying views towards the Cow Hill

Double Glazing / Solid fuel heating system with back boiler

Excellent Storage

Within walking distance and on a bus route to the Town Centre.

Two private external store cupboards

Communal drying green to rear

Tenure is freehold / EPC F / Council tax band C

Ideal for first time buyers or as a buy to let investment

Full contents will be included in the marketing price

GUIDE PRICE

£115,000

DESCRIPTION

McIntyre & Company are delighted to bring 12 Carn Dearg Road to the market. Built around 1957 the property spans to approximately 78sq m.

This is a bright, spacious and well presented Three bedroom first floor flat that enjoys views towards the Cow Hill and surrounding hillsides. In addition to its convenient location the flat benefits from excellent storage, double glazing and has a solid fuel heating system with back boiler.

This is a great first time buyer opportunity, small family home or a fantastic buy to let opportunity. The sale price will include the contents as seen during the viewings.

LOCATION/AMENITIES:

Situated in a sought after location with just a short walk to Inverlochry Primary School and the Town Centre. The village of Claggan has a grocery store with post office. A regular bus service operates to and from Fort William's town centre as well as the High School and the Medical Centre.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis.

There is a variety of shops, hotels and restaurants, tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

DIRECTIONS: 12 CARN DEARG, CLAGGAN, FORT WILLIAM, PH33 6QB

From Fort William Town Centre travel north on the A82, continue until reaching the signs for Claggan. Turn first right into Claggan onto Ardnevis Road. Take the second turning on the left onto Melantee, continue onto Carn Dearg Road. Flat 12 is on the right-hand side.

Accommodation Compromises: Inner Hallway, Lounge, Kitchen, Family Bathroom and Three Bedrooms.



INNER HALLWAY 4 m x 1.9 m

With radiator, storage cupboard, Laminate flooring.

LOUNGE 5.47 m x 4.08 m (17'11" x 13'04") into recess

Front facing. Fireplace with brick surround, recessed storage cupboard and carpet flooring.

KITCHEN 3.45 m x 3.23 m (11'03" x 10'07")

Rear facing with a variety of wall, drawer and base units, wall tiling above work surface areas. Built-in storage cupboard and laminate flooring. Integrated oven and hobs.

BEDROOM 3.76 m x 2.80 m (12'03" x 9'02")

Front facing with radiator and carpet flooring.

BEDROOM 2 3.8 m x 3.45 m (12'05" x 11'03")

Rear facing with radiator and carpet flooring.

BEDROOM 3 3.78 m x 2.33 m (12'04" x 7'07")

Rear facing, Two built in cupboards, radiator and carpet flooring.

BATHROOM 2.87 m x 1.52 m (9'04" x 4'11")

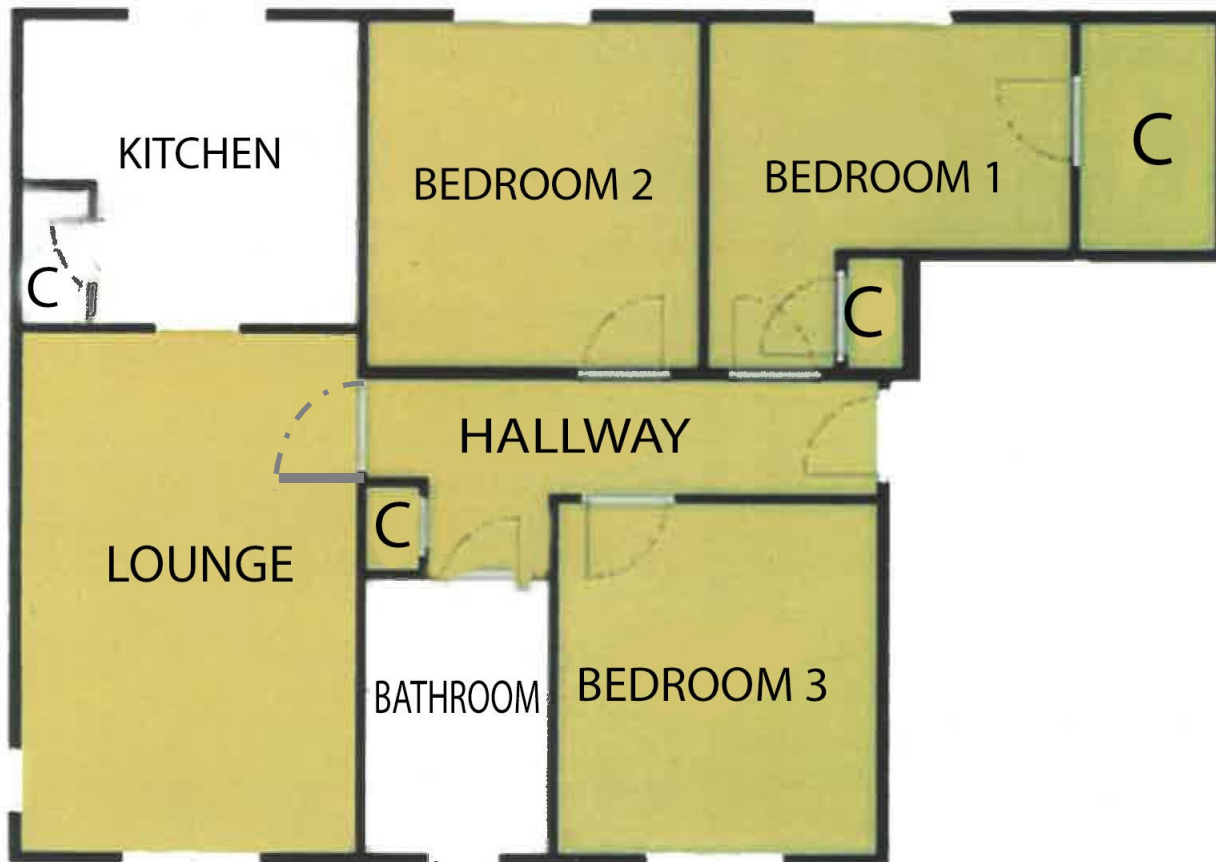
Family Bathroom comprising bath with shower and side screen over, wash basin & WC, radiator and vinyl flooring. Wet wall bath and shower area and part pine panel walls.

Measurements are at longest x widest points.



EXTERNALLY

To the rear is a communal drying green, There are two private store cupboards assigned to the property, one is located on the landing immediately outside the flat and the other is located on the ground floor.



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