

# 55, BLAR MHOR ROAD, CAOL, FORT WILLIAM

**mcintyre & co**  
*Solicitors & Estate Agents*



End terrace, two bedroomed house in popular village of Caol.  
Superb views towards Ben Nevis and the surrounding hillside.  
Large but quiet swing park with grassed areas to the front.  
Walking distance of amenities which include Lochaber High School.  
Low maintenance front and rear gardens.  
Double Glazing / Ducted warm air heating.  
Fantastic opportunity for a 1st time buyer.  
Energy performance rating F-35.  
Tenure is freehold / Council tax band C.  
Early date of entry is available.



**GUIDE PRICE**  
**£140,000**

## DESCRIPTION

McIntyre & Company are delighted to bring 55 Blar Mhor Road to the market. Originally built around 1970 the property forms an ideal first time buyers home that spans approximately 70sq m. There is a spacious lounge-diner with dual aspect windows, one provides fabulous views to Ben Nevis and the surrounding hillside. To the rear is a fitted kitchen complete with a variety of wall, drawer and base units. On the first floor there are two good size bedrooms and a family bathroom.

Energy Performance Rating F-35

Council Tax Band C

Tenure is Freehold

**ACCOMODATION COMPRISES:** Ground floor: Hallway, Lounge-Diner, Kitchen, First Floor: Bathroom and Two Bedrooms.

**DIRECTIONS** 55, Blar Mhor Road, Caol, Fort William, PH33 7HR

From Fort William town centre head North on the A82 Belford Road until reaching the Shell filling Station. Turn left onto the A830 road to Mallaig until reaching the 2nd turning for Caol (just before the train crossing) turn into Caol and take an immediate right into Kilmallie Road, pass the Lochy Bar and turn left into Blar Mhor Road continue to the end of the road and turn right. No 55 will now be on your left, set back from the road just before the 1st parking bay, also on the left.

## LOCATION/AMENITIES

Conveniently located in the village of Caol, on the outskirts of Fort William and within easy reach of the town centre. Lochaber High School is within walking distance of the property, as is a well stocked Co-Op shop. The property is on the bus route to the Town Centre with links to the Medical Centre and High School.

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 West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis. There are a variety of shops, hotels, restaurants, a bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.



**ENTRANCE HALLWAY 2.20m x 1.49m**

Laminate flooring. Large cupboard houses the ducted warm air flow heating system.

It should be noted that the system may not be in working order.



**Lounge-Diner 6.37m x 3.23m**

Bright and spacious room with dual windows that incorporate fabulous views to Ben Nevis and the surrounding hillside. Laminate flooring

**Kitchen 3.53m x 2.17m**

Rear facing, fitted kitchen with a variety of wall, drawer and base units to include a corner carousel unit. Laminate flooring.



**FIRST FLOOR:**

**BEDROOM 4.51m x 2.99m**

Front facing enjoying fabulous views to Ben Nevis. Carpet flooring. Two built in cupboards.

**BEDROOM 3.48m x 3.32m**

Rear facing with carpet flooring.



**BATHROOM 2.55m x 1.78m**

Attractive bathroom with tile and decorative border around bath and wash hand basin. Shower over bath, W.C, wash hand basin and laminate flooring.

\* Note, all services/appliances have not and will not be tested and are sold as seen.



## EXTERNALLY

The property enjoys an attractive outlook to the front with fabulous views over Ben Nevis and the surrounding hillside. The public swing park with large areas of open grass also provide an attractive outlook. Whilst this is a large swing park it is generally fairly quiet.

The perimeter of the property to the rear is fully fenced with gated access and has a decking area, a hard standing currently used for a trampoline and an area of decorative stone chippings for ease of maintenance. The front garden is fenced to the side and front and has gated access.

There is communal off road parking to the rear.



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