

46, CAMESKY ROAD, CAOL, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents



- Spacious end terrace house situated on large corner plot.
- Three double bedrooms, lounge, kitchen, utility area & family bathroom.
- Double Glazing / Oil fired heating.
- Set in popular village of Caol.
- Large wrap around garden.
- Within walking distance of amenities that include Lochaber High School.
- Energy performance rating E-48.
- Tenure is freehold / Council tax band C.
- Price band provides a good opportunity for a 1st time buyer.
- No chain, early date of entry is available.

GUIDE PRICE
£155,000

DESCRIPTION

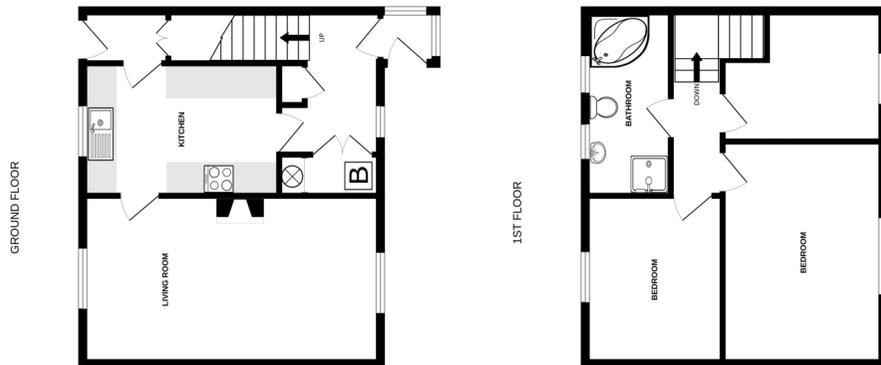
McIntyre & Company are delighted to bring 46 Camesky Road to the market. Originally built around 1970 the property spans approximately 87q m.

There is a good size lounge with large dual aspect windows that afford the room with plenty of natural daylight. The fitted kitchen has a variety of wall, drawer and base units, a utility/storage area with cupboard below the stairs.

On the first floor there are three bedrooms and a family bathroom.

The property is in need of some upgrading, it should be noted that the work required has already been reflected in the home report valuation.

ACCOMODATION COMPRISES: **Ground floor:** Hallway, Lounge, Kitchen & Utility area. **First Floor:** Bathroom and Three Bedrooms.



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.

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.

DIRECTIONS 46, Camesky Road, Caol, Fort William, PH33 7BN

From Fort William town centre head North on the A82 Belford Road until reaching the filling Station. Turn left onto the A830 road to Mallaig and turn left at the traffic lights. Follow the road into Caol and drive passed the Co-op Store and take the 2nd right into Torlundy Road and then the 1st right into Camesky Road, No 46 is the 2nd large corner plot on the right hand side.

FRONT PORCH 1.06m x 1.01m

Laminate flooring. Access to inner hallway.

INNER HALLWAY 2.89m x 1.64m

Carpet flooring. Three cupboards. Radiator.

Lounge 5.94m x 3.36m

Spacious room with large dual aspect windows. The brick & tile fire place is redundant and has been closed off. Carpet flooring and Radiator.



Kitchen 4.24m x 2.66m

Rear facing, fitted kitchen with vinyl flooring. Attractive hillside views.

UTILITY/REAR PORCH AREA 1.80m x 1.01m

Built in cupboard, vinyl flooring and access to garden.



FIRST FLOOR:

Carpet flooring to stairs and landing. All of the bedrooms have an attractive outlook, fitted carpet flooring and a radiator.

BEDROOM 4.35m x 2.89m

BEDROOM 3.70m x 2.95m

BEDROOM 3.13m x 2.76m

Raised, built in bedframe.

BATHROOM 3.42m x 1.69m

Great size family bathroom with shower cubicle, corner bath, wash hand basin, W.C and vinyl flooring.



EXTERNALLY

The property sits on a large corner plot that benefits from a wrap around garden with post and wire fencing and gated access to the front and rear.

The garden is predominantly grass with a path and a small variety of shrubs.



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