

30 GLENPANE STREET, CAOL, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents



Spacious semi-detached situated in the popular village of Caol

4 double bedrooms, bathroom and wet room

Double Glazing / Oil fired heating

Garden ground to front and rear

Within walking distance of amenities that include Caol Beach and Lochaber High School

EPC E:47 / Tenure is freehold / Council tax band C

Price band provides a great opportunity for a 1st time buyer

No chain so an early date of entry is available

GUIDE PRICE
£175,000

DESCRIPTION

McIntyre & Company are delighted to bring 30 Glenpane Street, to the market. Originally built around 1950 the property spans approximately 96q m.

30 Glenpane St, Coal is a spacious Four bedroom, semi detached house that has a wet room on the ground floor and a family bathroom on the first floor. Benefits include a great location with easy access to Coal beach which is right on the doorstep. Further benefits include oil fired heating, double glazing, good storage and a relatively private rear garden.

The space and layout work well for family living and also provide a great opportunity for a 1st time buyer to upgrade and make this property a fabulous long term family home

ACCOMODATION COMPRISES: **Ground floor:** Entrance Porch, Hallway, Lounge, Kitchen, Bedroom with wet room **First Floor:** Bath 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 30 Glenpane Street, Caol, Fort William, PH33 7AU

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 next left into Glenpane Street, continue until reaching the Kilmallie Free Church and bear right, No 30 is on the right hand side.

FRONT PORCH 1.43m x 1.20m

INNER HALLWAY

Carpet flooring. Under stairs storage cupboard.

Bedroom 3.45m x 3.04m

Rear facing overlooking the garden and to the hillside beyond. Built in cupboard.

Wet room 1.50m x 1.36m

Fully tiled walls and floor, wash hand basin, W.C and extractor.

Lounge 4.45m x 4.13m

Spacious front facing room with carpet flooring. There is a redundant fire place with recess shelving to either side. Access to kitchen.

Kitchen 3.06m x 2.65m

Rear facing fitted kitchen with a variety of wall, drawer and base units. Vinyl flooring, Access to garden.

FIRST FLOOR:

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

BEDROOM 4.14m x 3.38m

Front facing enjoying fabulous views onto Ben Nevis.

BEDROOM 3.05m x 2.77m

Rear facing with part sloping ceiling. Built in cupboard and hillside views.

BEDROOM 4.20m x 2.69m

Rear facing, tastefully decorated, built in cupboard, enjoying hillside views.

BATHROOM 3.05m x 1.63m

Bath, shower & side screen over, W.C wash hand basin, radiator, extractor, vinyl flooring, wet wall around bath & wash hand basin.



EXTERNALLY

A neatly kept grassed front garden with a combination of fence and hedge boundary. There is gated access to the front and rear.

A slab path leads to the property entrance and continues to the rear garden which is predominantly grass with small variety of trees and shrubs.



COAL BEACH ON THE DOORSTEP



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