

18, GLENKINGIE TERRACE, CAOL, FORT WILLIAM.

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Solicitors & Estate Agents



Well presented three bedroomed end terrace house family home

Ground floor bathroom

Spacious fitted kitchen-diner / Lounge

Neatly kept and low maintenance gardens to front and rear

Double Glazing

Oil Fired Heating / Replacement Boiler in 2024

Energy Performance Rating D:62

Great location, within walking distance of High School and local amenities

On a bus route to Fort William Town Centre

Ideal for 1st time buyer

Early date of entry is available

GUIDE PRICE

£180,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 18 Glenkingie Terrace to the market.

18 Glenkingie Terrace is a spacious three bedroomed end terrace family home that is situated in the sought after village of Caol. The property has been well maintained and benefits include double glazing, oil fired heating, a new Grant Boiler installed in 2024, good storage and low maintenance garden grounds.

There is a spacious fitted kitchen-diner which provides access to the rear porch/utility area and garden.

Each of the three bedrooms are good size doubles and the bedroom to the front elevation benefits from built in wardrobes with sliding mirrored doors.

The property was built around 1948 and spans approx 90q m. Tenure is freehold, council tax band C and EPR D.

ACCOMMODATION Entrance Porch, Inner Hallway, Lounge, Fitted Kitchen, Family Bathroom, Rear Porch. **First Floor** Three Double Bedrooms.

DIRECTIONS 18 , Glenkingie Terrace, Fort William, PH33 7DL

On leaving Fort William Town Centre travel North on the A82. At the Ben Nevis Distillery roundabout turn left on to the A830 road to Mallaig. Turn left at Farmfoods/traffic lights, into Caol. Follow the main road, passing the Co-operative supermarket, stay on Kilmallie Rd and take the third left onto Glenkingie terrace. Number 18 is the Nineth property on the right hand side.

LOCATION/AMENITIES

Situated in the sought after village of Caol. It is a well equipped village with local services which include, a General Store, Chemist, Community Centre and Primary Schools, Lochaber High School and the Medical Centre are also a short walk from Glenkingie Terrace. There is easy access to the shore and popular walks around the Caledonian Canal and the West Highland Way. There is a bus route into the town centre with links to the Medical Centre and Lochaber High School.

Caol is approximately 3 miles from the town of Fort William which lies on the banks of Loch Linnhe. Fort William has a train station with rail connections to, Edinburgh, Inverness, Glasgow and Mallaig as well as the overnight sleeper to London.

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.

The Town has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing to name but a few.

ENTRANCE PORCH 1.46m x 1.02m

With good useable space and provides access to the inner hallway. Large upstairs store cupboard and carpet flooring.

LOUNGE 4.28m x 3.97m

Two large windows to the front elevation that flood the room with natural light. Carpet flooring

KITCHEN-DINER 4.24m x 3.03m

Fitted with a variety of wall, drawer and base units that include glass fronted display cabinets with open end shelving. Tiled walls above work surface areas. Spotlights and under cabinets lighting. Laminated flooring.

REAR Porch 1.18m x 1.15m

Area with storage and access to the rear garden.

FAMILY BATHROOM 2.21m x 2.0

Bath, shower cubicle, W.C, wash hand basin and vinyl flooring.

Landing

Carpet stairs and landing. Store cupboard with shelving.

BEDROOM 3.91m x 3.27m

BEDROOM 3.87m x 2.89m

BEDROOM 3.44m x 2.84m

All of the bedrooms have carpet flooring, a radiator and two rooms enjoy hillside views.



EXTERNALLY

The front garden is fenced with gated access to the side. A patio slab path leads the perimeter of the property with the front being laid with decorative stone and the occasional slab that can house potted plants creating a warm and homely finish. A public footpath to the side of the properties boundary leads to the rear.

The rear garden is a low maintenance garden that is ideal for entertaining and benefits from a patio seating area, 2 Timber sheds, a greenhouse and an outside tap. There is an area of grass to the far end of the garden and gated access to the public pathway.



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