

58, KILLMALLIE ROAD, CAOL, FORT WILLIAM



mcintyre & co
Solicitors & Estate Agents

- Beautifully presented & modern mid terrace family home
- Extended in 2011 to provide additional living accommodation
- Generous living accommodation with three double bedrooms
- Open plan style lounge-diner-kitchen with multifuel stove
- Modern fitted kitchen with some integrated appliances
- Double Glazing / Oil fired heating
- Low maintenance front and rear gardens
- A good Energy Performance Rating D:60
- Views onto the Hillside
- A short walk to a large but quiet swing park with grassed areas
- Walking distance of amenities that include Lochaber High School
- Tenure is freehold
- Council tax band C
- Fantastic opportunity for a 1st time buyer

GUIDE PRICE
£190,000

DESCRIPTION

McIntyre & Company are delighted to bring 58, Kilmallie Road to the market.

58 Kilmallie Road is a beautifully presented and modern mid-terrace family home. The living accommodation comprises of a spacious, dual aspect lounge that boasts a feature wood burning stove with an attractive slate hearth and wooden surround. There is sufficient space to house a large table and chairs that could be situated adjacent to bi-folding doors that open into the relatively private rear garden. The modern “L” shaped fitted kitchen comes with an integrated double oven, hob, extractor chimney and a variety of wall, drawer and base units. A further dining area is situated to the far end of the kitchen and provides access to the rear garden..

The property benefits from double glazing, oil fired heating, a family bathroom with surround sound and low maintenance gardens.

This bright and spacious property provides a great opportunity for a first time buyer or buy to let as well as forming a fantastic family home.

ACCOMODATION COMPRISES: Ground floor, Entrance Porch, Hallway, Lounge-Diner, Kitchen-Diner, dining room, rear porch. **First Floor,** Bathroom and Three Bedrooms.

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 58, Kilmallie Road, Caol, Fort William, PH33 7EL

From Fort William town centre head North on the A82 Belford Road until reaching the distillery/filling station. Turn left onto the A830 road to Mallaig. After the first set of traffic lights turn left. Continue following the road until you pass the co-op on the right hand side. Take the first right and then left which will lead you to a car park to the back of the house. Walk round to the front and it’s the second house down.

Entrance Porch 2.35m x .89m / Inner Hall 3.85m x 1.62m

A spacious hallway with two built-in cupboards one houses the water tank, wood flooring complimented by partial stained wood panel walls and doors.

Lounge-Diner 5.77m x 3.36m

Bright and spacious room features a wood burning stove with slate hearth and wood surround. Wood panel flooring.

Kitchen 5.48m x 3.10m (longest x widest points)

A lovely "L" shaped fitted kitchen that has an integrated double oven, hob and extractor chimney, dishwasher and a Belfast sink. Bi-fold doors provide access to the rear garden.

Dining area / Gym 3.96m x 2.67m

Currently set up as a gym/work out station. Forms part of the kitchen with open access. Access to a rear porch and garden.

First Floor

Carpet stairs and partially stained clad walls. Access to loft which benefits from a drop down ladder and lighting.

Bedroom 3.11m x 2.79m

Front facing with carpet flooring and radiator.

Bedroom 4.32m x 2.91m

Front facing double room with laminated flooring and a radiator.

Bedroom 3.32m x 2.90m

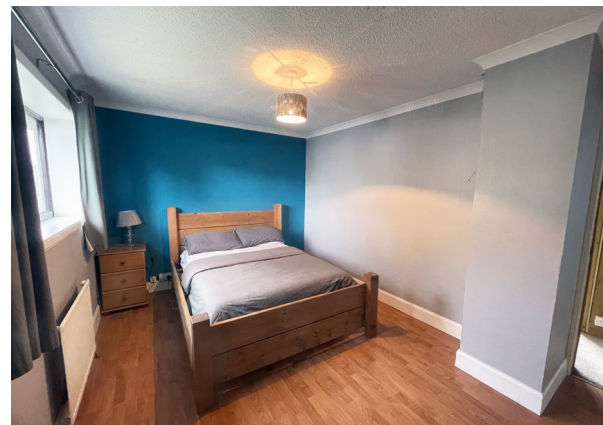
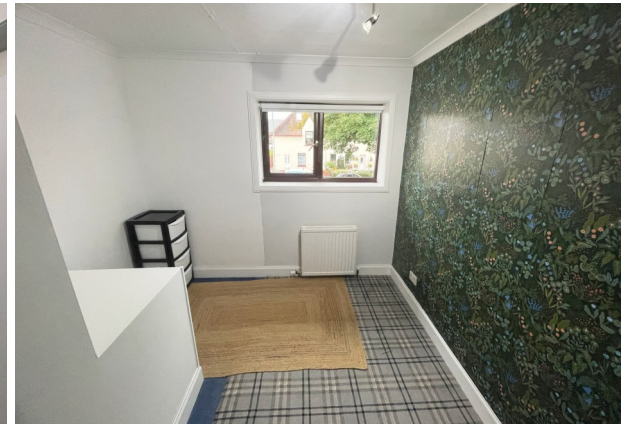
Rear facing with access to loft. Hillside views and carpet flooring.

Family Bathroom 3.74m x 1.69m

Walk-in shower cubical with wet wall finish. Bath with hand attachment, W.C and wash hand basin. Downlights, surround sound and tiled flooring.

Rear Porch 1.69m x .90m

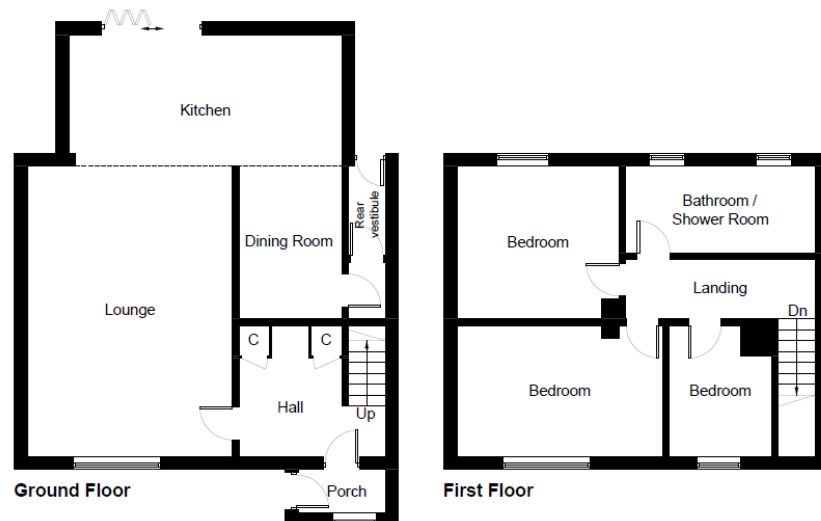
Large storage cupboard and tiled flooring.



EXTERNALLY

The front garden has a low level retaining wall topped with fence panel. There is gated access and a patio slab path leading to a seating area. The path divides the garden with decorative stone shingle to one section and grass to the other.

The rear garden is a sun trap that can be accessed from bi-folding doors in the lounge. The garden is relatively low maintenance with gated access to the off street parking (communal). The garden is divided between patio, shingle and a hardstanding. The oil tank is screened from the inside view.



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. All measurements have been taken at longest x widest points and are approximate.

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