

25, CARN DEARG ROAD, CLAGGAN



KEY FEATURES

- Spacious two Bedroom semi-detached house
- Double Glazing
- Front and Rear Garden
- Good location within walking distance of town centre
- Great opportunity for renovation
- Lovely views towards the hillside
- Tax Band C
- Energy Performance Rating E46
- Tenure is Freehold

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £120,000

DESCRIPTION

McIntyre & Company Solicitors & Estate Agents are delighted to bring 25 Carn Dearg Road to the market. This two bedroom property was built around 1954 and spans approx 72sq m.

25 Carn Dearg Road is a spacious two-bedroom semi-detached home, ideally situated in the popular residential area of Claggan, just a short distance from Fort William town centre. Enjoying lovely views towards the surrounding hillsides, the property offers excellent potential for buyers seeking a renovation opportunity.

The property is in need of upgrades and renovation, however, it should be noted that the work required has been reflected in the independent home report valuation and that the property is being sold as seen.

DIRECTIONS - 25 CARN DEARG ROAD, CLAGGAN PH33 6QA

From Fort William Town Centre travel north on the A82, continue until reaching the signs for Claggan. After the pedestrian crossing and mini roundabout, turn first right into Claggan and then second left onto Melantee Road. Follow the road until you reach a slight left turn onto Carn Dearg follow the road to the end and 25 is the second end house on the left-hand side.

LOCATION/AMENITIES

The Village of Claggan is approximately 1 mile North of Fort William and there is a regular bus service to and from the town centre. Claggan has a well stocked village shop within walking distance of the property.

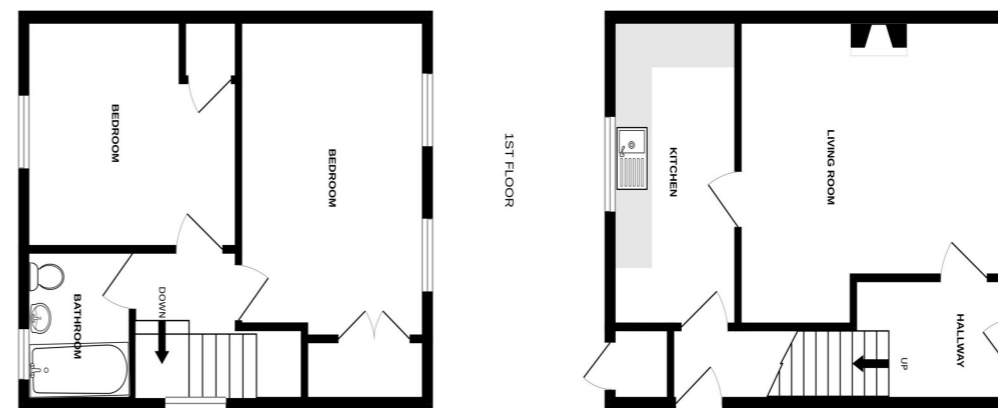
Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK". There are extensive facilities to include a hospital, mainline railway station, bus station, cinema, supermarket and a range of local shops, coffee shops, hotels, restaurants and bars.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

ACCOMMODATION COMPRISES:

GROUND FLOOR: Entrance Porch, living room, kitchen, rear porch

FIRST FLOOR: Landing, Two bedrooms and a bathroom.



LOUNGE 4.47m x 3.55m

Bright and spacious front facing lounge with a large window which lets you enjoy the lovely views towards the hillsides. Fireplace and laminate flooring.



KITCHEN 4.24m x 2.10m

With window to rear, tiled around the workspace, storage cupboard with a shelf.

FAMILY BATHROOM 2.15m x 1.66m

Laminate flooring, heated towel rail, bath, shower with shower screen, WC and wash hand basin.



BEDROOM 4.24m x 3.10m

Spacious front facing room with a built in wardrobe with shelving and laminate flooring.

BEDROOM 3.52m x 3.7m

Rear facing room looking onto the garden, laminate flooring.



EXTENALLY

The property benefits from both front and rear gardens, with the front garden laid with low-maintenance mono block paving and gated access. The rear garden provides additional outdoor space.

Caol Store.



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