

48 CARN DEARG ROAD, CLAGGAN



KEY FEATURES

- Spacious two bedroom top flat
- Double Glazing / Multi-fuel stove & back boiler heating
- Good location within walking distance of town centre
- Lovely views towards the hillside
- Tax Band B
- Energy Performance Rating D-62
- On – street parking
- Rear communal garden

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER £125,000

DESCRIPTION

48 Carn Dearg Road is a well-presented top floor flat located within a residential area, enjoying attractive views towards the surrounding hillside. Conveniently situated close to local amenities, the property offers bright and spacious accommodation throughout. Further benefits include communal garden grounds and nearby on-street parking.

The property has excellent additional storage facilities, including a coal shed located beside the front door and a larger storage shed situated on the ground floor.

Located within an established residential area, close to the centre of Fort William, the property enjoys convenient access to a wide range of local amenities, essential services, transport links and a nearby bus stop.

Floor Plan-



LOCATION/AMENITIES

Claggan is approximately 1 mile North of Fort William with regular bus service to and from the town centre. Claggan has a well stocked 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, supermarkets 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: Hallway, Two Double Bedrooms, Shower Room, Lounge, kitchen.

DIRECTIONS - 48 CARN DEARG ROAD, CLAGGAN PH33 6QQ

From Fort William Town Centre travel north on the A82, continue until reaching the signs for Claggan. After the pedestrian crossing and mini roundabout, take the first right into Claggan and then the second left onto Melantee Road. Follow the road until you reach a left turn onto Carn Dearg Road follow the road to the end and on the right hand side 48 is the second block of flats on the right hand side.

HALLWAY: L-shaped hallway with carpet flooring, spotlights and a built-in storage cupboard with shelving.

LOUNGE: 4.77m x 3.82m

Spacious rear-facing lounge featuring a large window, fitted carpet flooring and an electric fire.

KITCHEN: 3.48m x 2.68m

Modern fitted kitchen featuring an integrated hob, oven and extractor fan, finished with light grey cabinetry and red tiled splashbacks around the workspace. The kitchen further benefits from under-cabinet lighting, attractive hillside views, tiled flooring, a breakfast bar and a built-in storage cupboard.

SHOWER ROOM: 2.41m x 1.59m

Shower room featuring a modern walk-in shower with black splashback, vanity storage, wood panelling, spotlights, heated towel rail and laminate flooring.

BEDROOM 3.31m x 3.60m

Spacious front-facing room with fitted carpet flooring.

BEDROOM 3.31m x 3.04m

Spacious rear-facing bedroom with fitted carpet flooring.



EXTERNAL

Large communal garden grounds offering an open outdoor space with attractive hillside views. This communal area provides drying facilities and enjoys a peaceful setting within the surrounding Highland scenery.



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