

## 87 Blar Mhor Road

Caol, Fort William, Inverness-shire, PH33 7HR

Guide Price £145,000

**Fiuran**  
PROPERTY

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# 87 Blar Mhor Road

Caol, Fort William, Inverness-shire, PH33 7HR

87 Blar Mhor Road is a very desirable 2 Bedroom mid-terrace House, located in the popular village of Caol. With enclosed garden to the front and rear and with stunning unrestricted views towards Ben Nevis, it would make a wonderful family home, perfect first time buyers' property, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Lovely 2 Bedroom mid-terrace House
- Convenient village location
- Amazing views towards Ben Nevis
- Hallway, Lounge/Diner, Kitchen
- 2 Bedrooms & family Shower Room
- Double glazed windows
- Electric Warm Air Ducted Heating
- Private garden to front & rear
- Timber shed in rear garden
- Free parking to the rear
- Wonderful family home
- Ideal purchase for first-time buyers/investor



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The Ground Floor accommodation comprises entrance Hallway with large storage cupboard, Lounge/Diner and Kitchen.

The First Floor accommodation offers the Upper Landing 2 double Bedrooms and Shower Room.

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 87 Blar Mhor Road is fully double glazed and benefits from electric warm air duct heating.

Caol is approximately 3 miles from Fort William town centre. Caol offers a supermarket, chemist, fish & chip shop, takeaway shops, local primary schools, hairdressers, churches, community centre, restaurant, & pub. A regular bus service operates between Caol & Fort William.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the garden to the front of the property into the Hallway or via the rear garden into the Kitchen.

#### **HALLWAY** 2.3m x 1.8m

With external door and window panel to the front elevation, carpeted stairs rising to the first floor, large walk-in storage cupboard (housing the fuse box & heating system), fitted carpet and door leading to the Lounge.

#### **LOUNGE/DINER** 6.5m x 3.2m (max)

Spacious and bright room, with dual aspect windows to the front & rear elevation, feature electric fire with attractive surround, laminate flooring and door leading to the Kitchen.

#### **KITCHEN** 3.7m x 3.1m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, space for free standing fridge/freezer, plumbing for washing machine, space for tumble dryer, vinyl flooring, window to the rear elevation and external door leading to the enclosed rear garden.





**UPPER LANDING** 2m x 1.6m

With fitted carpet, access to the Loft and doors leading to both Bedrooms and the family Shower Room.

**BEDROOM ONE** 4.6m x 3m

With window to the front elevation with unrestricted views towards Ben Nevis, 2 built-in wardrobes and fitted carpet.

**BEDROOM TWO** 3.5mx 3.4m (max)

With window to the rear elevation, built-in cupboard (housing the hot water tank) and fitted carpet.

**SHOWER ROOM** 2m x 1.7m

With frosted window to the rear elevation, newly fitted white suite comprising shower cubicle, wash basin set in a vanity unit, WC and tiled flooring.

**GARDEN**

With enclosed private garden to both the front and rear. The front is enclosed with a timber fence and is laid mainly with grass with a paved pathway and offset with shrubs & bushes. The rear garden enclosed also enclosed with a timber fence and is laid mainly with gravel with a paved pathway and houses a timber shed. There is free parking to the rear of the property which can be accessed via a gate in the rear garden.



## 87 Blar Mhor Road, Caol



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage.

**Council Tax:** Band C

**EPC Rating:** C70

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.



## LOCATION

Steeped in history, Fort William is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round. There are bus and train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

## DIRECTIONS

From Fort William travel North on the A82. At the Ben Nevis Distillery/BP station roundabout turn left on to the A830 road to Mallaig. Turn left just before the Canal Crossing onto the B8006 into Caol. Take 2nd turning onto Blar Mhor Road. At T-junction, turn left. Number 87 is the 4th property from the left hand side facing towards Ben Nevis and can be identified by the For Sale sign.

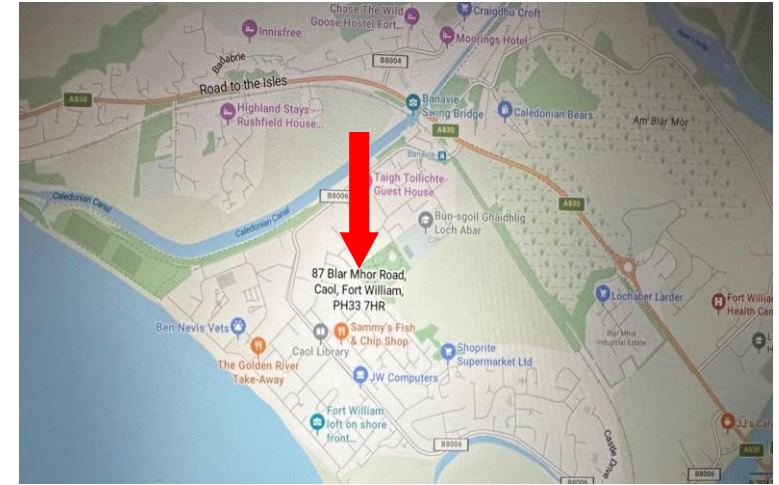
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

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