



80 Blar Mhor Road

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

Guide Price £200,000

Fiuran
PROPERTY

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80 Blar Mhor Road is a beautifully presented semi-detached House with 4 Bedrooms. Located in the popular & picturesque village of Caol. With enclosed garden and with stunning views towards Ben Nevis & Aonach Mor, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely 4 Bedroom semi-detached House
- Beautifully presented & in walk-in condition
- Convenient village location, close to amenities
- Amazing views towards Ben Nevis & Aonach Mor
- Entrance Hall, Lounge/Diner, Kitchen
- Ground floor Bedroom, Upper Landing
- 3 further upper level Bedrooms & Bathroom
- Excellent storage throughout including Loft
- Double glazed windows & oil fired central heating
- Private enclosed garden with timber shed
- Attractive raised decking seating area to rear
- Free on street parking to front
- Superb family home



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The Ground Floor accommodation comprises entrance Hall, Lounge/Diner, Kitchen and Bedroom.

The First Floor accommodation offers the Upper Landing 3 further Bedrooms (all with built-in wardrobes) and Bathroom.

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

In addition to its convenient location, 80 Blar Mhor Road offers spacious accommodation in a traditional layout and benefits from being fully double glazed with new windows & doors fitted in 2021 and with oil fired central 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 enclosed gated garden to the front of the property and entrance into the entrance Hall or via the rear garden into the Kitchen.

ENTRANCE HALL

With external door & side panel to the front elevation, carpeted stairs rising to the first floor, laminate flooring and doors leading to the Lounge/Diner and Bedroom 1.

LOUNGE/DINER 6.5m x 3.2m (max)

Spacious and bright family room, with dual aspect windows to the front & rear elevation, feature wall mounted electric fire, 2 radiators, laminate flooring and door leading to the Kitchen.

KITCHEN 4.1m x 2.9m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, granite sink & drainer, electric cooker & hob with stainless steel extractor hood over, tiled splashbacks, integrated dishwasher, space for free standing fridge/freezer, plumbing for washing machine, space for tumble dryer, tile effect vinyl flooring, window to the rear elevation and external door leading out onto an attractive raised decking area and the rear garden.

BEDROOM ONE 3.6m x 2m

With window to the front elevation, freestanding wardrobes and fitted carpet.



UPPER LANDING 3.4m x 0.8m

With fitted carpet, built-in storage cupboard, radiator, access to the Loft and doors leading to all upper level Bedrooms and the Bathroom.

BEDROOM TWO 3.8m x 3.8m (max)

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 3.8m x 2m

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM FOUR 3.8m x 3.4m (max)

With window to the rear elevation, built-in wardrobe, radiator and fitted carpet.

SHOWER ROOM 2.9m x 1.6m

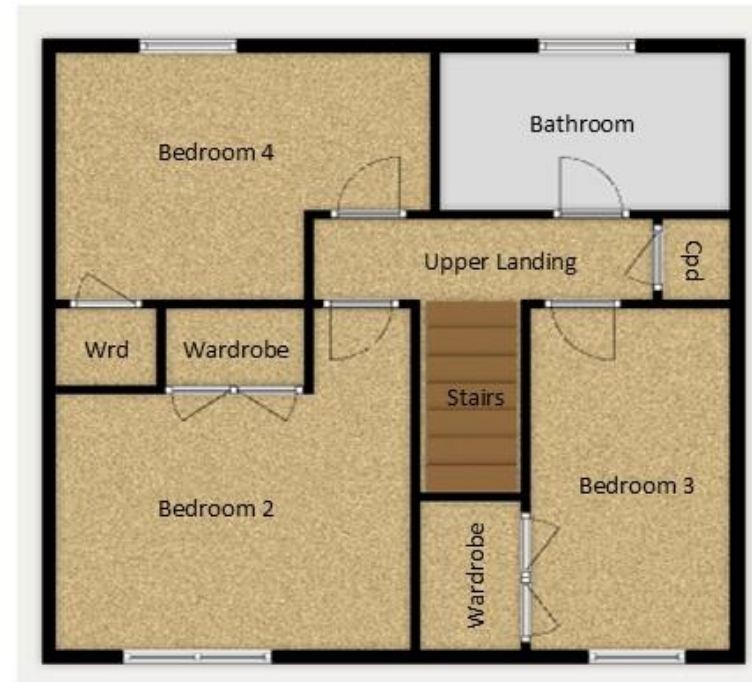
With suite comprising shower cubicle, bath, wash basin set in a vanity unit, WC, heated towel rail, partly tiled walls, laminate flooring and frosted window to the rear elevation.

GARDEN

The well-maintained enclosed garden surrounds the property. The front garden is laid partly with AstroTurf and partly with gravel with a mono-block path leading to the front door. The side garden is laid with paving slabs and leads through to the rear garden. The rear garden is laid with AstroTurf with an attractive raised decking area which leads out from the kitchen, this is the perfect place for dining alfresco. There is a timber shed (built 2021) in the rear garden and a gate which leads out to the rear path. There is free on street parking to the front of the property.



80 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. Oil Tank.

Council Tax: Band C

EPC Rating: D66

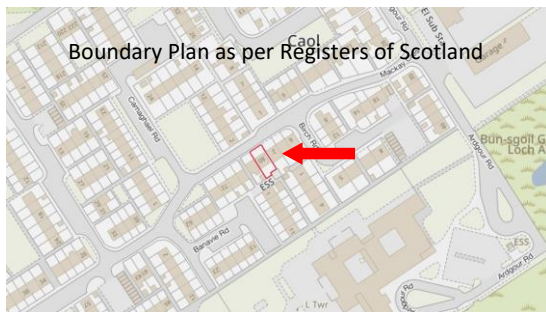
Local Authority: Highland Council

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 1st right turning onto MacKay Crescent which continues onto Blar Mhor Road. Number 80 is on the right hand side and can be identified by the For Sale sign.

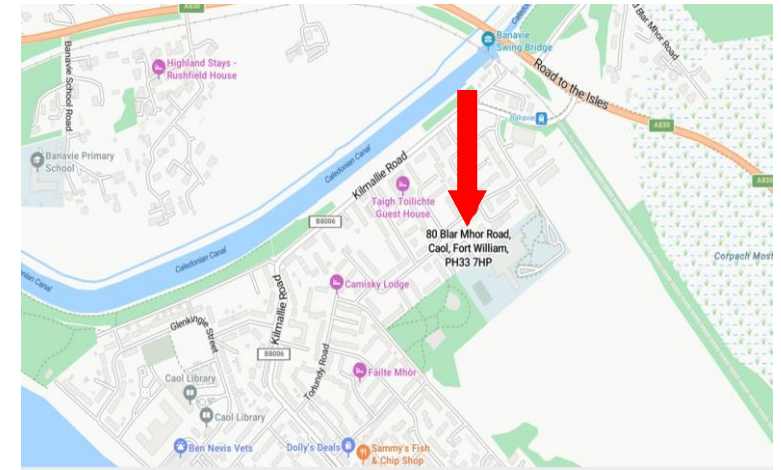
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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