



PETER MURPHY & Co
ESTATE AGENTS



119 Blar Mhor Road, Fort William, PH33 7HS

Offers Over £160,000

We are delighted to welcome to the market this two bedroom mid terraced villa, which offers spacious family accommodation in the highly popular village of Caol. Property comprises; entrance hallway with large storage cupboard. The hallway leads to a dual aspect lounge/dining, kitchen with window and door to rear garden. Staircase rises to the upper landing which benefits from two good sized bedrooms, both with fitted storage and the bathroom. Externally the front garden is laid to lawn. The large rear garden is laid with stone chipping and has a paved patio area. The property also benefits from double glazing and electric heating.

ENTRANCE HALLWAY

External door opens to entrance hallway. large storage cupboard. Provides access to lounge/dining room and staircase to upper floor.

LOUNGE/DINING ROOM

The spacious and welcoming lounge has windows to front and rear and ample space for formal dining. Door to kitchen.



KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Door and window to rear.



BEDROOM 1

This double bedroom has two large storage cupboards and window to front.



BEDROOM 2

This double bedroom has a storage cupboard and window to rear.



BATHROOM

The bathroom includes wc, wash hand basin and bath with wetwall and shower over. Opaque window to rear.



FRONT GARDEN

The front garden is laid to lawn with paved pathway to front door.

REAR GARDEN

The rear garden is laid with stone chippings and has a paved patio area to the rear. Timber garden shed.



REAR ELEVATION

LOCATION

The welcoming village of Caol is located approximately 3 miles from Fort William and offers a wide range of amenities. These include a supermarket, general store, chemist, post office, cafe and hairdressers. There are 2 local primary schools and the secondary school is within walking distance. The world famous Caledonian Canal is located nearby. Fort William is known as 'The Outdoor Capital of the UK' and offers a huge variety of tourist attractions including Ben Nevis, Glen Nevis, Aonach Mor Ski Centre and the West Highland Way. There is a wide choice of shops, hotels, restaurants, a bus station and railway station providing links to Mallaig, Glasgow, Edinburgh and London.

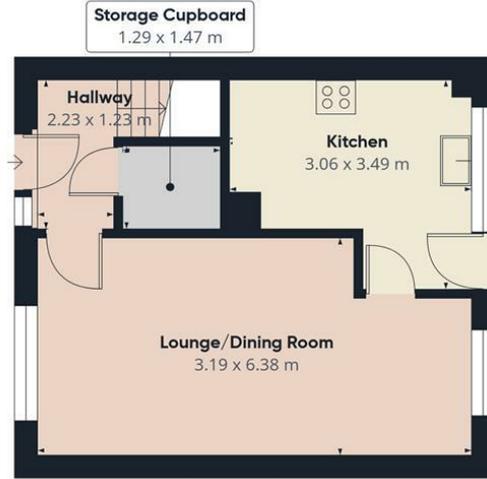
MISCELLANEOUS INFORMATION

Tenure - Freehold
Council tax - Band C

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for

prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor



Floor 1



Approximate total area[®]
65.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.