



PETER MURPHY & Co
ESTATE AGENTS



12 Strone Place, Caol, Fort William, PH33 7ED Offers Over £190,000

Welcome to this immaculate three-bedroom mid-terrace villa, nestled in the highly desirable residential area of Caol, Fort William. This charming property offers a perfect blend of comfort and modern living, making it an ideal home for families.

As you enter, you will be greeted by a spacious lounge and dining room, providing ample space for relaxation and entertaining. The natural light that floods this area creates a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in.

The property boasts a modern kitchen and bathroom, designed with contemporary fixtures, alongside a separate WC on the ground floor for added convenience. The three well proportioned bedrooms complete the internal accommodation. This thoughtful layout ensures that the needs of a busy household are well catered for.

Outside, you will find off-street parking available both at the front and rear of the property, a valuable feature in this sought-after location. The surrounding area is known for its friendly community and proximity to local amenities, making it an excellent choice for those looking to settle in a vibrant neighbourhood.

In summary, this delightful villa in Caol offers a wonderful opportunity to enjoy comfortable living. With its modern features and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

ENTRANCE VESTIBULE

External door opens to the vestibule. Door to the hallway.

HALLWAY

The hallway provides access to the lounge/dining room, kitchen and staircase to the upper floor. Two storage cupboards.

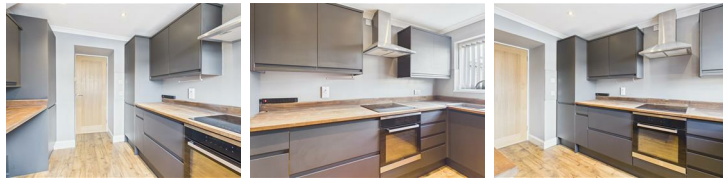
LOUNGE/DINING ROOM

This bright and welcoming lounge has windows to front and rear, with ample space for formal dining.



KITCHEN

The modern kitchen has a good selection of wall and base units with contrasting worktops. Window to rear and door to rear hallway.



WC

Located in the rear hall this wc includes wash hand basin, heated towel rail and wc.

BEDROOM 1

Accessed from the upper land this double bedroom has a window to front.



BEDROOM 2

Accessed from the upper land this double bedroom has a window to rear.



BEDROOM 3

Accessed from the upper land this single bedroom has a window to front.



BATHROOM

The modern and stylish bathroom includes wc, wash hand basin, bath and separate shower enclosure with mains shower.



FRONT GARDEN

The front garden is fully paved and offer off street parking as required. Garden shed included.



FRONT ELEVATION



REAR GARDEN

The low maintenance rear garden also offers off street parking as required. garden shed included.



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

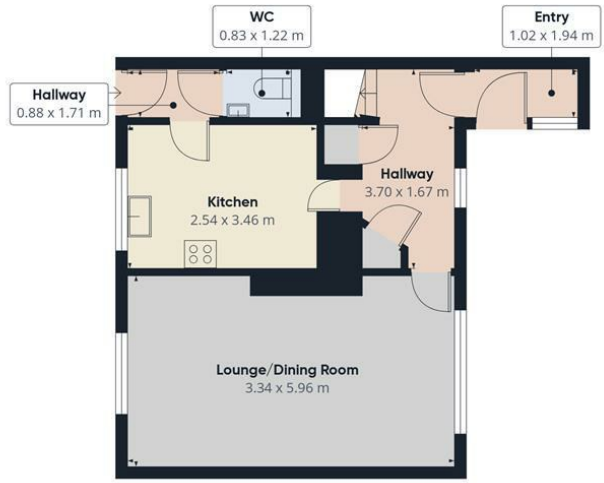
Tenure - Freehold.

Council Tax - Band C.

Heating - Oil Fired.

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⁽¹⁾
78 m²

(1) Excluding balconies and terraces

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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.