



PETER MURPHY & CO  
ESTATE AGENTS



## 93 Kilmallie Road, Caol, PH33 7DJ Offers Over £240,000

Located close to the shore of Loch Linnhe in the increasingly desirable village of Caol, this immaculate property offers spacious accommodation. It has the added benefit of a stylish kitchen/dining room extension to the rear and a high quality loft conversion to provide a 4th en-suite double bedroom. Also benefiting from double glazing and oil fired central heating this home has been modernised to an exceptional standard. It would be an ideal purchase for those seeking a comfortable family home or property with excellent long and short term letting potential. Accommodation comprises; Entrance hallway with neat study space under stairs, hallway leading to a modern and stylish shower room, front facing lounge with attractive built-in multi-fuel stove as its focal point. The modern and spacious kitchen/dining room extension has patio doors opening to the rear garden. Staircase rises to the first floor landing which benefits from a large storage cupboard and leads to the three good sized double bedrooms. The second staircase rises to the upper floor landing which has a storage cupboard and leads to the 4th bedroom with en-suite shower room. Externally the low maintenance front garden is laid with stone chippings. The rear garden has a blend of stone chippings and a large paved patio for outside entertaining and relaxing. Timber shed.

## ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to the lounge, kitchen/dining room, bathroom and staircase to the first floor.

## LOUNGE

The bright and welcoming lounge has a multi fuel burner as its focal point. Two large picture windows to front and door to kitchen/dining room.



## KITCHEN/DINING ROOM

This large kitchen/dining room has an extensive selection of gloss white wall and base units with contrasting oak worktops. Integral dishwasher, double oven and hob with hood. There are two large storage cupboards in the formal dining area. Patio doors to rear garden ensure plenty nature light reach this room.



## BATHROOM

The fully tiled family bathroom includes wc, wash hand basin in vanity unit, heated towel rail and bath with mains shower over. Opaque window to rear.



## BEDROOM 1

Accessed from the first floor landing this double bedroom has a large fitted wardrobe and window to front.



## BEDROOM 2

Accessed from the first floor landing this double bedroom has a window to rear.



## BEDROOM 3

Accessed from the first floor landing this double bedroom has fitted wardrobe and window to rear.



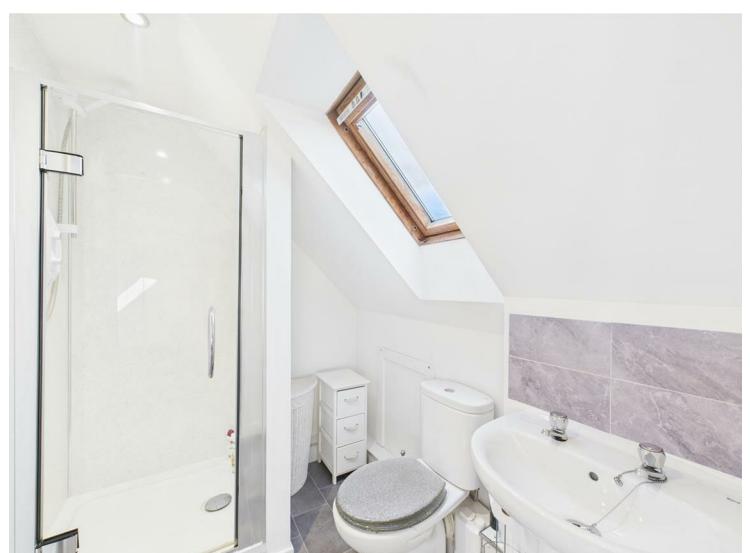
## BEDROOM 4

Accessed from the upper landing this double bedroom has three storage cupboards and fitted wardrobe and two Velux windows to rear. Door to en-suite shower room.



## EN-SUITE

This shower room includes wc, wash hand basin and shower cubicle with electric shower. Velux window to front.



## FRONT GARDEN

The low maintenance front garden is laid with stone chippings.



distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## REAR GARDEN

The rear garden has a blend of stone chippings and a large paved patio for outside entertaining and relaxing. Timber shed. There is also the option to take on the rental from the Council of a detached timber garage nearby.



## 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



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

117.11 m<sup>2</sup>

Reduced headroom

4.23 m<sup>2</sup>

(1) Excluding balconies and terraces

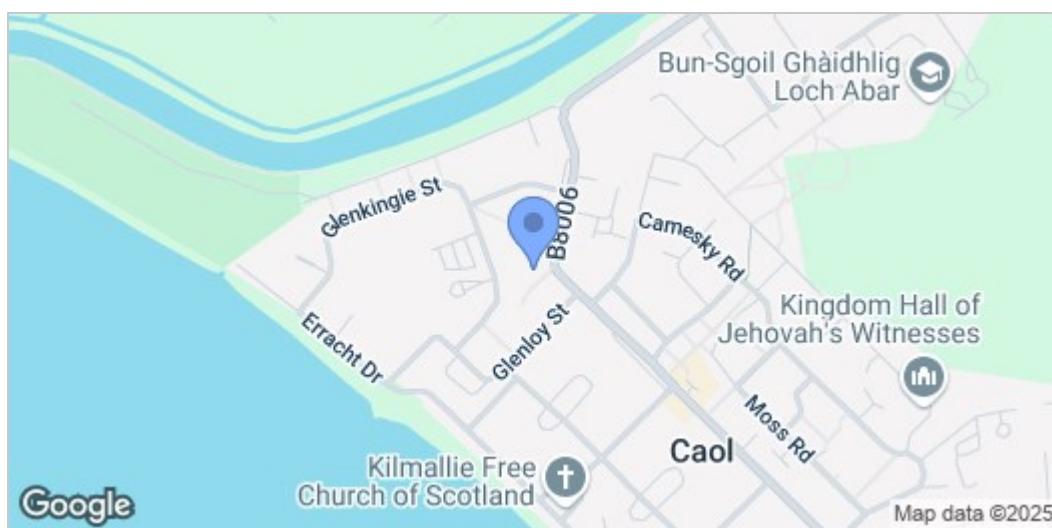
Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.