



PETER MURPHY & Co
ESTATE AGENTS



8 Camesky Road Caol, Fort William, PH33 7ER

Offers Over £185,000

Located in the desirable village of Caol, this immaculate end terraced property offers spacious family accommodation. Benefiting from double glazing and oil fired central heating this home has been modernised to a great standard and would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Entrance porch opening to the hallway. Door from hallway leads to the warm and welcoming lounge/dining room with a multi-fuel burner as its focal point. Door from the hallway also leads to the modern and stylish kitchen with door and window to rear. Large storage cupboard. Staircase rises to the upper floor, to include 3 bedrooms and the family bathroom with bath and separate shower cubicle. Externally the front garden is laid with stone chippings. This leads round to the side garden which has a children's swing and is laid with bark chippings. The rear garden has an area of stone chippings, with a woodstore and two paved patio areas.

ENTRANCE HALLWAY

The entrance porch opens to the hallway. This leads to the lounge/dining room, kitchen and staircase to the upper floor.

LOUNGE/DINING ROOM

The dual aspect lounge/dining room has a multi-fuel burner as it's focal point.



KITCHEN

The modern and stylish kitchen has a great selection of wall and base units with contrasting worktops. Large storage cupboard. Door and window to rear.



BEDROOM 1

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



BEDROOM 2

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



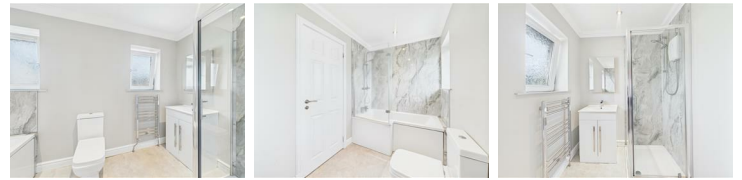
BEDROOM 3

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



FAMILY BATHROOM

The family bathroom includes wc, wash hand basin, bath and separate shower cubicle with electric shower.



FRONT GARDEN

The front garden is laid with stone chippings. This leads round to the side garden which has a children's swing and is laid with bark chippings. The rear garden has an area of stone chippings, with a woodstore and two paved patio areas.

REAR GARDEN

The rear garden has an area of stone chippings, with a woodstore and two paved patio areas.



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 of 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



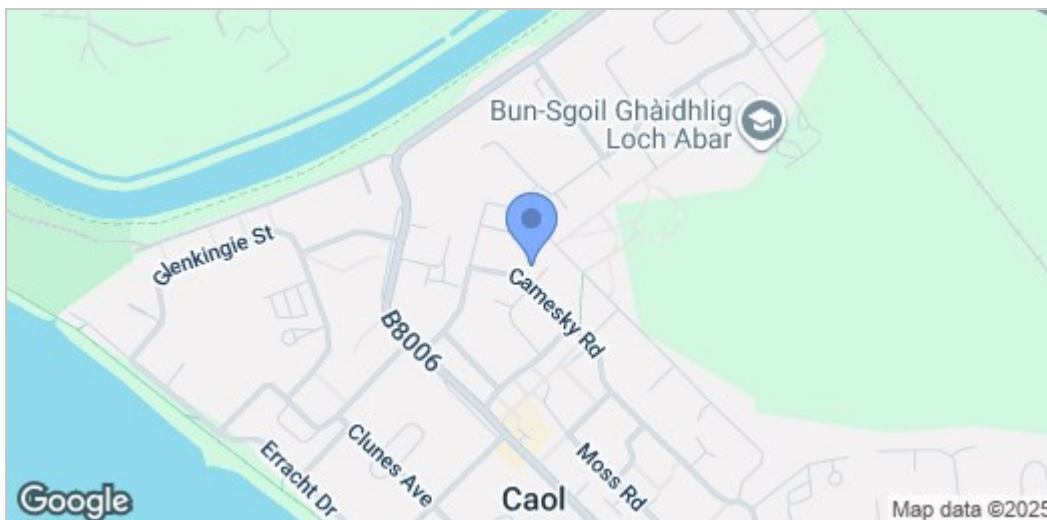
Approximate total area⁽¹⁾
78.2 m²

(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		
(81-91) B		
(69-80) C	69	78
(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.