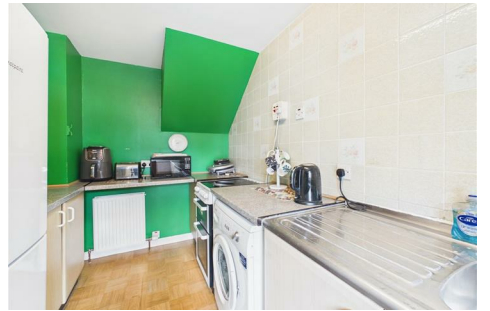




PETER MURPHY & Co  
ESTATE AGENTS



## 176 Kilmallie Road, Caol, Fort William, PH33 7HH Offers Over £160,000

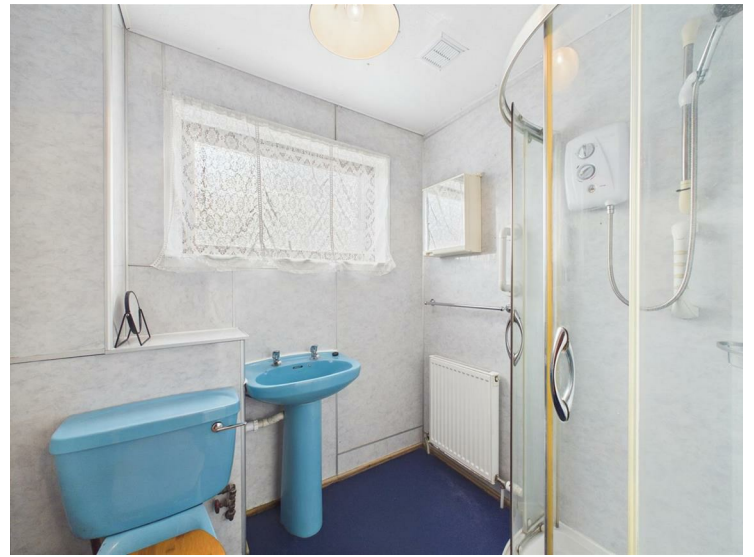
This spacious two bedroom terraced villa offers comfortable family accommodation in the popular residential village of Caol, Fort William. Property comprises; entrance hallway with large storage cupboard. The hallway leads to a dual aspect lounge/dining, kitchen with window and door to rear garden. Staircase rises to the upper landing which benefits from two good sized bedrooms, both with fitted storage and the shower room. Externally the front garden is laid with stone chippings. The large rear garden is also laid with stone chipping and has a timber garden shed. The property also benefits from double glazing and oil fired central heating.

## ENTRANCE HALLWAY

External door opens to the hallway. Large walk in storage cupboard. Hallway leads to lounge and stairway 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. Window to rear.



## KITCHEN

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



## FRONT ELEVATION



## BEDROOM 1

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

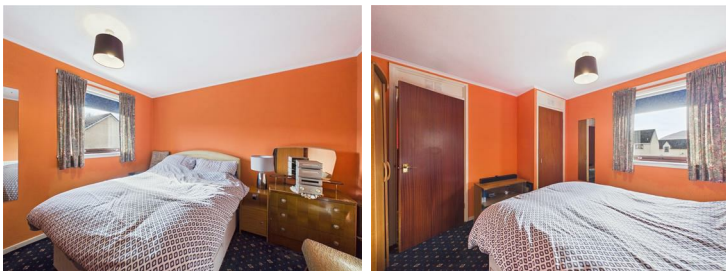


## FRONT GARDEN

The front garden is laid with stone chippings, with paved pathway to front door.

## BEDROOM 2

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



## SHOWER ROOM

The shower room includes wc, wash hand basin and shower enclosure with electric shower. Opaque window to rear.

## REAR ELEVATION



### REAR GARDEN

The rear garden is also laid with stone chippings and includes the oil tank and timber shed.



### VIEW



### LOCATION

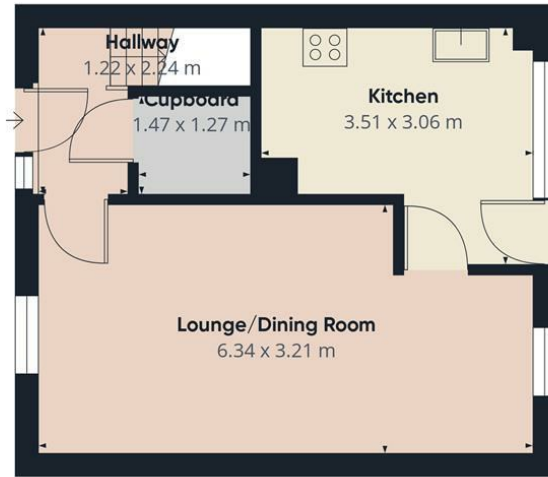
The welcoming village of Caol is located approximately 3 miles from Fort William and offers a wide range of amenities. These include a supermarket, general store, chemist, post office, cafe and hairdressers. There are 2 local primary schools and the secondary school is within walking distance. The world 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

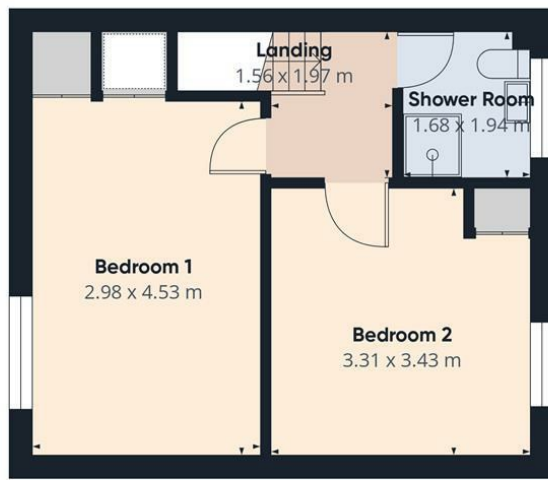
Tenure - Freehold  
Council Tax - Band C

### 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<sup>(1)</sup>  
65.1 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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