



PETER MURPHY & CO  
ESTATE AGENTS



## **83 Glenkingie Street, Fort William, PH33 7DS** **Offers Over £160,000**

We are delighted to welcome to the market this two bedroom end terraced villa, which offers spacious family accommodation in the highly popular village of Caol. Although the property would benefit from a degree of modernisation it benefits from double glazing and electric heating and offers excellent value in the current market. Accommodation comprises; entrance porch with large storage cupboard. Hallway leading to a dual aspect lounge/dining, kitchen with window and door to rear garden. Staircase rises to the upper landing which benefits from 2 good sized bedrooms and the shower room. Externally the front garden is laid to lawn with flowerbed borders. The large rear garden is also laid to lawn. The driveway provides ample off street parking.

## ENTRANCE HALLWAY

External door opens to the porch and through to the hallway. Large storage cupboard. Provides access to lounge/dining room, kitchen and staircase to upper floor.

## LOUNGE/DINING ROOM

The spacious lounge offers ample space for formal dining. Open fire. Windows to front and rear.



## KITCHEN

The kitchen has a good selection of wall and base units. Window to side and door to rear.



## BEDROOM 1

Large double bedroom with large storage cupboard and window to front.



## BEDROOM 2

Large double bedroom with window to front.



## SHOWER ROOM

The shower room includes wc, wash hand basin, wc and shower enclosure with electric shower.



## FRONT GARDEN

The front garden is laid to lawn with flowerbed borders.

## FRONT ELEVATION



## REAR GARDEN

The large rear garden is also laid to lawn. The driveway provides ample off street parking.



## 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

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

56.8 m<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>



Floor 1

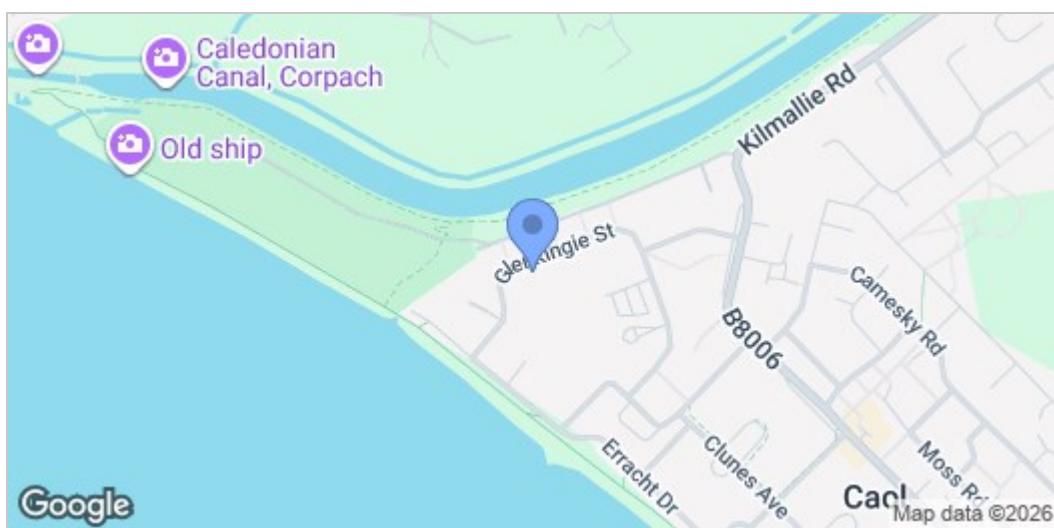
(1) Excluding balconies and terraces

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.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.