

44 CARN DEARG ROAD, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Lovely Two Bedroom ground floor flat

Refurbished with modern fitted kitchen complete with new ceiling and flooring in June 2024

Replacement double glazing installed in 2024

A Feature fire with back boiler in the lounge supplemented by electric heating system

Within walking distance and on a bus route to the Town Centre.

Private external store lockup

Ideal for first time buyer, buy to let or small family home

Tenure is freehold / EPC D-63

Council tax band B

GUIDE PRICE

£120,000

DESCRIPTION

McIntyre & Company are delighted to bring 44 Carn Dearg Road to the market. Built around 1957 the property spans to approximately 74sq m.

Refurbished in June 2024 with modern fitted kitchen complete with integrated oven, hob, extractor and replacement ceiling and new flooring. Replacement PVCu double glazed windows were installed in 2024. This attractive two bedroomed flat is decorated with neutral colours throughout, has a feature fire in the lounge that is complimented by stained back to board flooring. There is a modern bathroom with partial wet wall finish.

In addition to its convenient location the flat benefits from good storage that includes an external lockup adjacent to the front door.

This is a great first time buyer opportunity, small family home or a fantastic buy to let opportunity.

Tenure is Freehold / Council Tax Banding is B

A good Energy Performance Rating D-63

DIRECTIONS: 44 CARN DEARG, CLAGGAN, FORT WILLIAM, PH33 6QB

From Fort William Town Centre travel north on the A82, continue until reaching the signs for Claggan. Turn first right into Claggan onto Ardnevis Road. Take the second turning on the left onto Melantee, continue onto Carn Dearg Road following the road until the end and bear right. Flat 44 is the second entrance door on the right hand side of the road.

LOCATION/AMENITIES:

Situated in a sought after location with just a short walk to Inverloch Primary School and the Town Centre. The village of Claggan has a grocery store with post office. A regular bus service operates to and from Fort William's town centre as well as the High School and the Medical Centre.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis.

There is a variety of shops, hotels and restaurants, a tourist information centre, museum, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.

Accommodation Compromises: Inner Hallway, Lounge, Kitchen, Family Bathroom and Two Bedrooms.

ENTRANCE HALLWAY

Store cupboard, radiator and carpet flooring.

LOUNGE 4.76m x 3.83m

A bright and airy room with a large window overlooking the rear. There is a feature fire with back boiler, wood effect mantle and slate effect hearth. A recess to either side of the chimney breast with a floating shelf to one of the sides. Stained back to board flooring.



KITCHEN 3.35m x 2.69m

Installed June 2024. Beautiful, modern fitted kitchen with a variety of wall, drawer and base units with integrated oven, hob and extractor chimney complimented by a new ceiling and new flooring. A larder style store cupboard houses the water tank. Tile effect vinyl flooring.



BATHROOM 2.41m x 1.61m

Bright and modern bathroom. White suite consists of bath with shower and folding side screen, wash hand basin, W.C, heated towel rail, dimplex wall heater, wet wall to bath and w.h.b areas and laminate flooring.

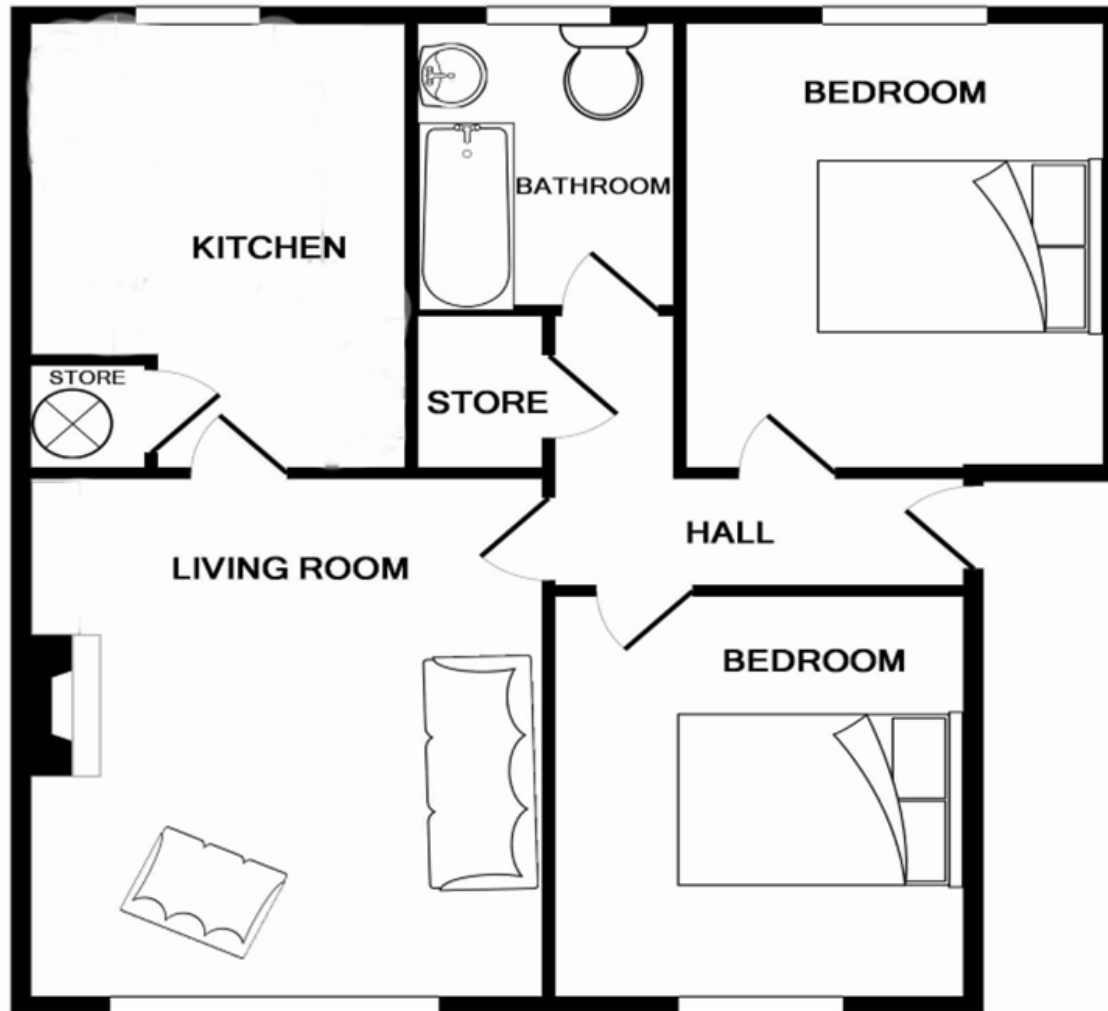
BEDROOM 1 3.74m x 3.37m / BEDROOM 2 3.31m x 3.10m

Both bright and spacious double rooms each with carpet flooring, radiator and floating shelf.



EXTERNALLY

An external lockup assigned to the property that is positioned immediately outside the front door. To the rear is a communal drying green. The private garden is to the front of the property on the right of the entrance/footpath.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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