

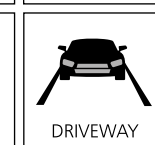
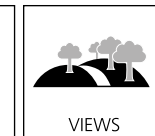



McEwan Fraser Legal
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17 Carn Dearg Road
CLAGGAN, FORT WILLIAM, HIGHLAND, PH33 6QA



“...THIS STUNNING
PROPERTY
HAS BEEN
TRANSFORMED
BY THE CURRENT
OWNERS TO
A VERY HIGH
STANDARD...”



17 CARN DEARG ROAD

A SHOWPIECE PROPERTY SITUATED AT THE FOOT OF BEN NEVIS

Lying in the shadow of Ben Nevis, Fort William is the "Outdoor Capital of the UK".

Fort William offers a superb selection of amenities including a wide range of shops, supermarkets and restaurants. There are excellent links by rail and bus from both north and southern routes. Fort William offers all year round activities and hosts many International events.

Property is situated in Claggan just a few minutes from the town centre and also located beside Glen Nevis, one of Scotland's most picturesque Highland glens. The glen is formed from the flank of Ben Nevis and two other mountains and has the River Nevis flowing through it. The Nevis Range ski, snowboard and mountain biking centre on Aonach Mor is one of the town's major attractions. A gondola takes visitors 2,000 feet up the mountain for amazing views and access to the ski slopes. The centre hosts the UCI Mountain Bike World Cup in June every year.

Other recreational opportunities and events are available including, the Annual Highland Games, sailing, hill walking/hiking. A highland town with ever changing scenery with a reputation of being welcoming and friendly.

This stunning property has been transformed by the current owners to a very high standard. The walk-in condition of this three bedroom end terraced family home would make early viewing advisable.

Beautifully presented throughout, the property comprises of a modern kitchen with the bonus of an extension which leads to a family/dining area. Also on this floor is a good sized living room which has a contemporary open fire, adding that feel of cosiness to the room.

Upstairs leads to the master bedroom with ample build in wardrobe space. There is also another bedroom and completing the accommodation on this floor is a modern and contemporary bathroom.

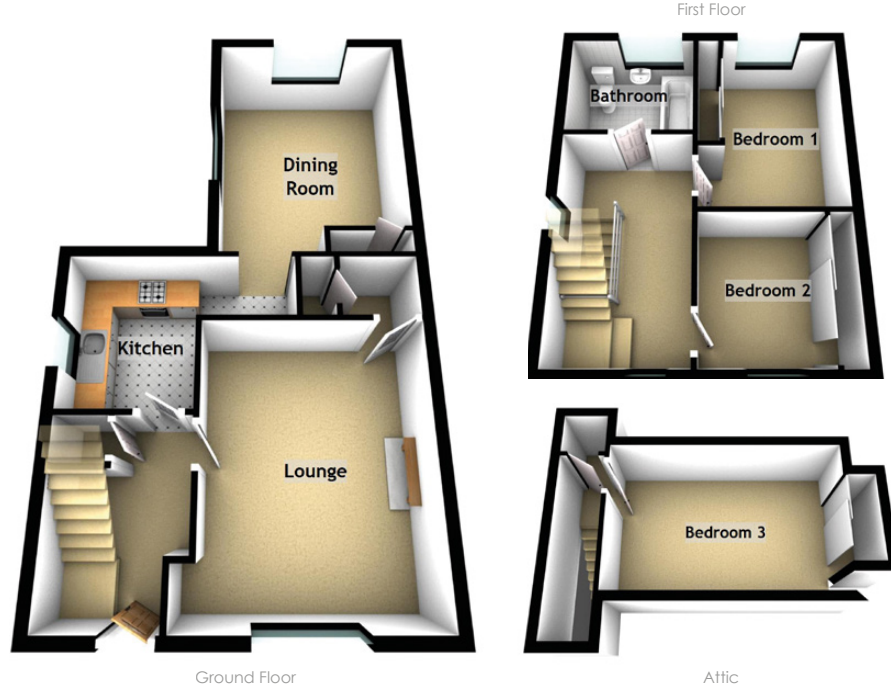
The loft space has been transformed to make a large double bedroom which further enhances the feel of this property. This room also features a mirrored sliding cupboard door.

Externally are the easily managed front and back garden spaces. The driveway is decently sized for multiple cars at the front. The back garden is self contained and has good sized workshop/garage with light and power. The property would make an excellent purchase for any family, first time buyer or buy-to-let investor.

LOCATION

PROPERTY

PROPERTY SPECIFICATIONS

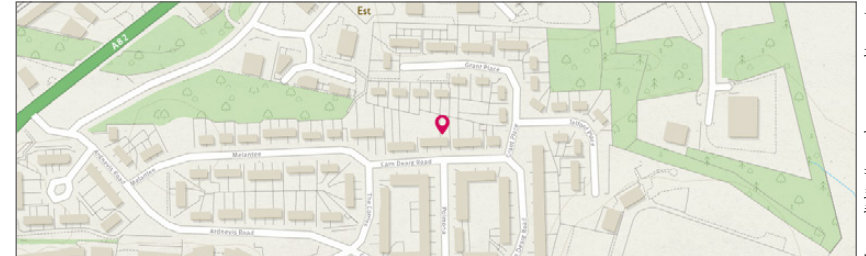


Approximate Dimensions
(Taken from the widest point)

Lounge	4.59m (15'5") x 3.59m (11'7")
Kitchen	3.76m (12'3") x 2.62m (8'5")
Dining room	3.66m (12') x 3.34m (10'9")
Bedroom 1	3.51m (11'5") x 2.64m (8'6")
Bedroom 2	2.96m (9'7") x 2.72m (8'9")
Bedroom 3	4.00m (13'1") x 2.99m (9'8")
Bathroom	2.40m (7'7") x 1.99m (6'5")

Gross internal floor area (m²) - 99m²

EPC Rating - E



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Layout graphics and design
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Designer

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