

13, FARROW DRIVE, CORPACH, FORT WILLIAM.

mcintyre & co
Solicitors & Estate Agents



A superb extended, semi-detached family home.

Originally four bedrooms, redesigned to provide a spacious master bedroom.

Versatile layout with easy options to alter the living accommodation.

Beautifully presented and in immaculate condition throughout.

Desirable village location enjoying lovely views towards Loch Linnhe, Ben Nevis and the surrounding hillside.

Modern Bathroom and separate Shower room.

Double glazing / Oil fired heating / Interlinked smoke detectors.

Tenure is Freehold / Council Tax Band E / EPR E47.

Garage / Additional off street parking.

Substantial garden with patio and decking area.



REVISED PRICE

£365,000

£10,000

BELOW HOME REPORT VALUATION

DESCRIPTION:

McIntyre & Company are delighted to bring 13, Farrow Drive to the market. Originally built around 1964 and extended in 1995 and again in 2000 to form a superb family home that spans approximately 165sq m. Prior to the alterations this versatile family home had four generous bedrooms, two adjoining bedrooms were altered to provide a spacious master bedroom and with very little effort could easily be reverted to provide two bedrooms instead of one. The property is spread over three floors and boasts substantial accommodation that includes 3 reception rooms, a modern bathroom and shower room. In addition to its beautiful surroundings the house further benefits from double glazing, oil fired heating that is supplemented by a feature fireplace to the sitting room and excellent storage through-out.

This beautifully presented property is located in the popular village of Corpach and sits in an elevated position enjoying lovely views to Loch Linnhe, Ben Nevis and the surrounding hillside.

Majority of the white goods and garden furniture can be included in the sale price.

ACCOMMODATION: Entrance Porch, Inner Hallway, Study, Sitting Room, Lounge-Diner Room, Kitchen, Utility, Bathroom and Shower Room. **First Floor,** Bedroom. **Lower Ground Floor,** Two bedrooms.

LOCATION/AMENITIES:

Corpach has a well stocked supermarket, cafe and public house. Further local amenities are available in Caol and also Fort William.

Fort William is the main district town of Lochaber and is known as the Outdoor Capital of the UK. The area boasts some of the most beautiful scenery in Scotland and provides a number of outdoor pursuits including walking, climbing, sailing, skiing and mountain biking to name but a few.

There are train and bus services operating from Corpach to Fort William Town Centre and connecting the town to Glasgow, Inverness, Oban and Skye. The Caledonian overnight sleeper service to London also operates from Fort William on a daily basis except for Saturdays.

The southern end of the Caledonian Canal terminates at Corpach and the world renowned West Highland Railway Line also runs by the village alongside Loch Linnhe.

DIRECTIONS: 13, Farrow Drive, Corpach, PH33 7JW

From Fort William Town Centre travel North along the A82 Fort William to Inverness Road. At the roundabout at the Ben Nevis Distillery/Shell Filling Station turn left and continue onto the A830 until reaching Farrow Drive which is sign posted on the right approximately 100 meters past the Co-op in Corpach. Turn right after Ravensdale Court into Farrow Drive and follow the road up the hill, Number 13 opposite the junction for Pobs Drive.



PORCH 2.17m x 1.78m

Leading to Inner hallway where there are 3 storage cupboards, access to loft and carpet flooring.

STUDY 3.23m x 2.69m

With built in book cases, carpet flooring and lovely loch and hillside views. Access to decking area and garden.

SITTING ROOM 6.57m x 3.31m

Bright and spacious room with open access from the study. A large window to the front elevation floods the room with natural day light and provides beautiful views. Feature fireplace with tiled hearth and timber mantle. Carpet flooring.

LOUNGE-DINER 9.39m x 3.50m

A fabulous formal lounge-diner with dual aspect windows. Accessed from the sitting room and kitchen. The dining area is clearly defined by decorative balustrade and post rail with 2 steps leading up from the lounge area. Carpet flooring and spot lights.

KITCHEN 4.34m x 2.61m

Modern fitted kitchen with white, high gloss cabinets and contrasting dark worktops. There is a variety of wall, drawer and base units with under cabinet lighting and tiled walls above work surface areas. Access to the formal lounge-diner.

UTILITY 2.73m x 1.66m

With base and wall units, sink, drainer and plumbing for washing machine. Houses the boiler. Vinyl flooring.



SHOWER ROOM 1.80m x 1.66m

Corner cubicle with tiled walls, W.C, wash hand basin with tiled splashback, heated towel rail, downlights, vinyl flooring.

BATHROOM 2.58m x 1.64m

Modern bathroom with a variety of vanity cupboards, corner bath with shower and side screen over. Predominantly tiled walls, extractor fan, Wet wall finish, Shower, W.C, wash hand basin.



FIRST FLOOR:

Carpet flooring to stairs and landing. Velux style windows.

BEDROOM 5.28m x 3.50m

Spacious king size room with dual aspect windows that provide fabulous loch and hillside views. The free standing wardrobes form part of the sale price. Carpet flooring and downlights.



GROUND FLOOR

Large storage cupboard.

BEDROOM 3.50m x 3.01m

Double room enjoying views over the patio and to the hillside beyond. Triple built in wardrobes and carpet flooring.



BEDROOM 3.48m x 2.13m

Spacious single room that is currently set up as an office. Double door built in wardrobes. Views over patio and garden.



Measurements have been taken from the longest x widest points.

EXTERNALLY

An open frontage with a single detached garage with fibre glass door, metal roof, power and lighting.

There are garden grounds to the front and rear which is mainly sloping and tiered grass with a variety of trees, shrubs and flowers. Boundaries are in timber post and rail.

In front of the study is a raised timber decking area with newel posts and handrails and a large storage area below. Below the decking is a large split level patio the perfect spot to sit and enjoy this delightful garden and the views beyond.



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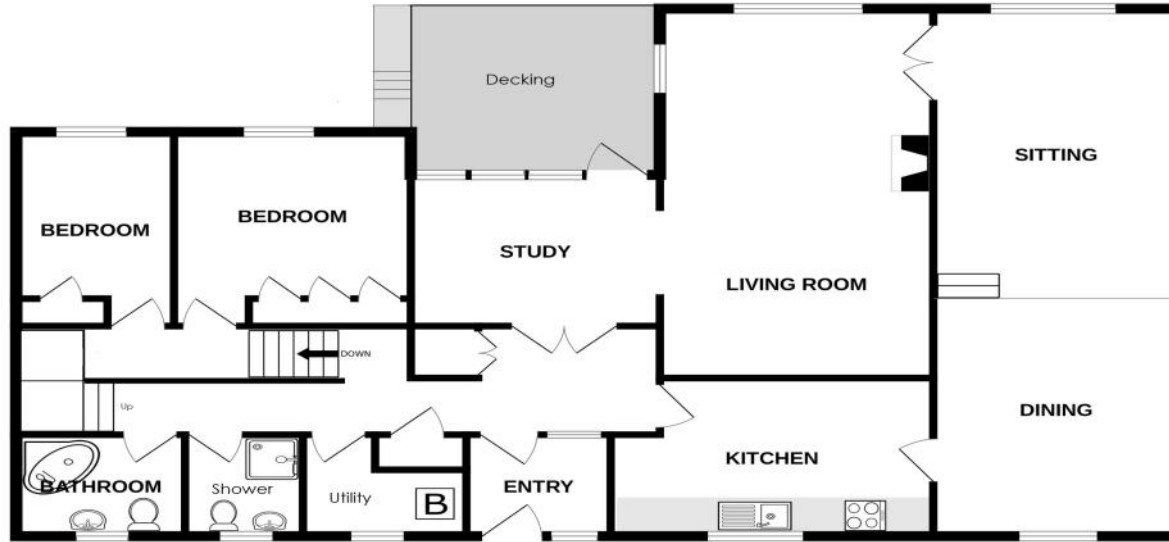


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GROUND FLOOR



1ST FLOOR

