

15, CALEDONIAN ROAD, CORPACH, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Desirable village location approx. 5 miles from Fort William.

Two storey, mid terrace house with two double bedrooms.

Enjoying rear views towards Ben Nevis and the surrounding hillside.

Double glazing / Air source heating

Garden ground to front and rear and significant street parking.

No chain so early date of entry is available.

Tenure is Freehold. / Council Tax Band C / EPC D:63



REVISED PRICE

£165,000

**£5,000 BELOW HOME
REPORT VALUATION**

DESCRIPTION

McIntyre & Company are delighted to bring 15 Caledonian Road to the market. This is a mid-terrace 2 bedroomed house that is situated in the popular village of Corpach. The property sits in a relatively quiet and elevated position above the village. The Caledonian Canal, Corpach Basin and a Woodland Walk are close by.

Built around 1965 this attractive family home spans approximately 75sq m. In addition to its lovely surroundings the property benefits from double glazing, air-source heating, lounge with a fireplace surrounded by a brick and tile hearth, good storage and restricted views of Loch Linnhe, rear views towards Ben Nevis and the surrounding hillside.

There is no chain and therefore an early date of entry could be available.

It should be noted that any remaining appliances have not and will not be tested and are sold as seen.

Accommodation comprises

Ground Floor: Entrance porch, rear hallway/utility area, lounge & kitchen.

First Floor: Two Bedrooms and Family Bathroom.

LOCATION/AMENITIES

The property is located within the popular village of Corpach where there is a well stocked supermarket and public house close by. Further local amenities are available in Caol and 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.

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 15, Caledonian Road, Corpach, Fort William, PH33 7LF

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 onto the A830. Continue until reaching the signs for Kilmallie Cemetery/Drumfada Terrace and follow the road up the hill passing the swing park on your right, continue to the top of Caledonian Road (bearing left) and No 15 is towards the end of the road on the left.

PORCH 1.05 x 1.22m into INNER HALLWAY 1.99 x 1.70m

Porch leading into inner hallway where there are three storage cupboards and carpet flooring.

LOUNGE 5.93 x 3.05m

Bright and spacious room with dual aspect windows. Two radiators and a fire place with brick and tiled hearth. There are lovely views of Ben Nevis at the rear and restricted views towards Loch Linnhe.



KITCHEN 3.52m x 2.43m

Fitted kitchen with a vanity wall, drawer and base units, integrated oven, hob and extractor fan. Good size walk in storage cupboard ideal as a utility. Radiator.



FIRST FLOOR

Carpet stairs and landing, 2 storage cupboards each with shelving and access to the loft.

BATHROOM 1.97 x 1.67

Fully tiled bathroom with Expelair fan. Bath with shower over. W.C and wash hand basin. Laminate flooring.

BEDROOM 4.46 x 2.83

Spacious front facing room, with a double door built in wardrobe which includes shelving and hanging space. Carpet flooring. Radiator. Although overlooking the small local cemetery of Kilmallie, the outlook is attractive with tree and hedge line views.



BEDROOM 3.44m x 3.01m

Rear facing shelving, built in cupboard with hanging rail and shelf. Carpet flooring. Radiator. Lovely views of Ben Nevis and the surrounding hillside.



Measurements have been taken from the longest x widest points.

EXTERNALLY

There is gated access at the front with boundary fencing, small steps and a hand rail leads to a shingle seating area. The steps divide the garden into two sections each side are slightly tiered with a variety of shrubs and flowers.

The rear also has gated access that leads to a public pathway. There is boundary fencing, a timber shed and the area is predominantly grass.



McIntyre & Company,

38 High Street, Fort William,

PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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