



PETER MURPHY & Co
ESTATE AGENTS



34 Hillview Drive, Corpach, Fort William, PH33 7LS Offers Over £225,000

This attractive three bedroom semi detached home offers spacious and comfortable accommodation in the highly desirable residential area of Corpach. With off street parking, large timber garage and gardens to front and rear, this property should suit all types of buyers, from first time buyers to families seeking a spacious family home. Accommodation comprises on the ground floor; entrance door opening to the lounge, kitchen/dining room, bathroom and double bedroom. The spacious lounge has been extended and has French doors opening to the rear patio. The stylish cast iron open fire provides a lovely focal point for this comfortable living space. The staircase rises to the upper floor, with 2 double bedrooms, one with a large dressing room. Externally the colourful front garden is laid to lawn with driveway leading to the garage. The large rear garden is laid to lawn with a timber garden shed and large decking area providing a space to relax and enjoy the views.

ENTRANCE HALLWAY

External door opens to the hallway, which provides access to the bathroom, lounge, kitchen/dining room, bedroom and staircase to upper floor. Storage cupboard.

LOUNGE

The bright and welcoming lounge has been extended and has French doors opening to the rear patio. The stylish cast iron open fire with oak surround provides a lovely focal point for this comfortable living space.



KITCHEN

The kitchen has a good selection of wall and base units with contrasting worktops. Door and window to rear. Storage cupboard. Ample space for dining.



BEDROOM 1

The principle bedroom is accessed from the upper landing. It has large fitted wardrobes and window to rear with panoramic view over Fort William and Ben Nevis.



BEDROOM 2

This bedroom is accessed from the upper landing and has a window to side.



BEDROOM 2 DRESSING ROOM

This room is accessed off bedroom 2 and has windows to front and side.



BEDROOM 3

This double bedroom is accessed from the downstairs hallway and has a window to front.



BATHROOM

Accessed from the hallway the family bathroom includes wc, wash hand basin and bath with electric shower over. Opaque window to front.



FRONT GARDEN

The colourful front garden is laid to lawn with some mature shrubs. Driveway providing off street parking and leads to the timber garage.



REAR GARDEN

The large rear garden is laid to lawn with a timber garden shed and large decking area providing a space to relax and enjoy the views on offer.



LOCATION

Hillview Drive is located in the highly desirable village of Corpach, 4 miles from Fort William. Local amenities include post office, shops, pub and well respected primary school nearby, while the local secondary school is in close proximity. The famous Caledonian Canal and community owned, oak woodland are located a short walk from the property. It is ideally placed for all the amenities and attractions the area. Fort William is recognised as the "Outdoor Capital of the UK" and with rugged mountains and deep-sea lochs, the area hosts some of Scotland's most spectacular scenery and with it a host of birds and wildlife. Miles of unspoilt countryside provides terrain to please walkers and climbers of all aptitudes. Sailing, water sports, coastal cruising and fishing are all available locally. Field sports and mountain biking are other popular pursuits and the proximity to Nevis Range adds skiing to the list. The popularity of the area for winter sports complements summer tourism to drive strong levels of trade.

Fort William is a thriving town with a wide range of social amenities plus many facilities and services including schools, medical facilities, shops, financial services, recreational amenities, as well as a rail and bus station. The A82 which is about a mile away is the arterial route which goes to Inverness in the north and Glasgow in the south. Thus, the location allows access to the wider Highlands.

MISCELLANEOUS FACTS

Tenure - Freehold

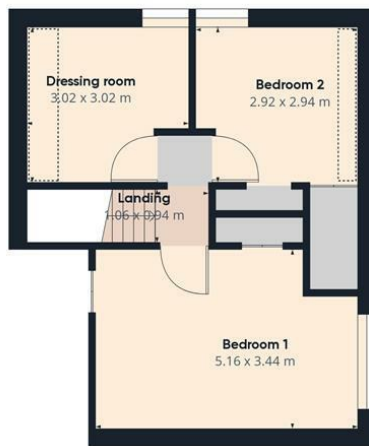
Council Tax - Band D

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



Floor 2

Approximate total area[®]
99.54 m²

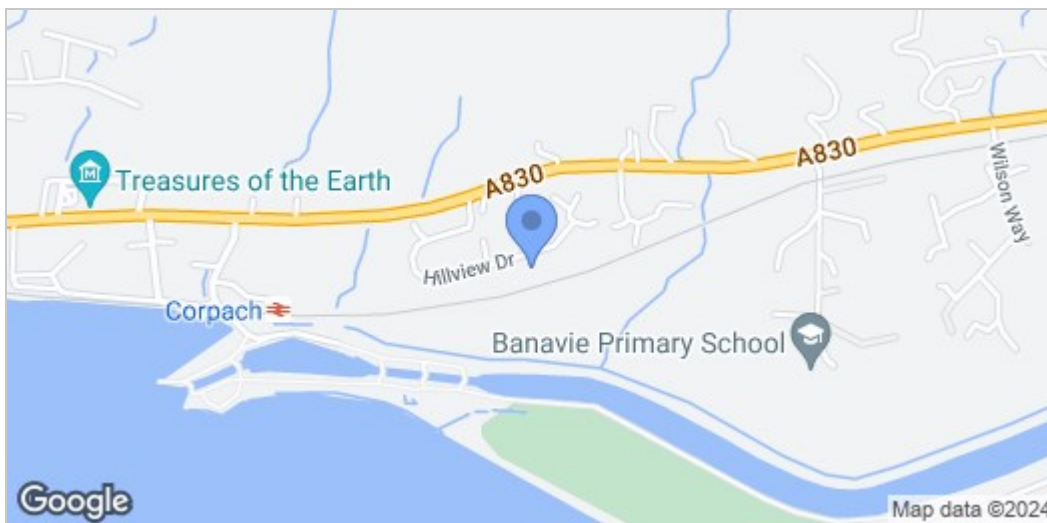
Reduced headroom
3.79 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.