



PETER MURPHY & Co
ESTATE AGENTS



5 Farrow Drive, Corpach, Fort William, PH33 7JW Offers Over £200,000

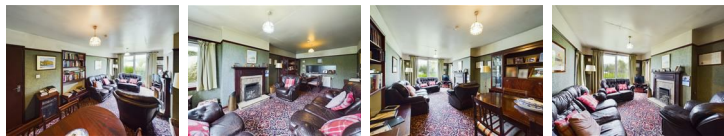
This substantial 3/4 bedroom semi detached home offers spacious family accommodation in the highly desirable Corpach area of Fort William. With a balcony offering stunning views over Fort William, good sized gardens to front and rear and a large basement this home will suit all sorts of buyers. Although this home would benefit from modernisation it still offers excellent value in the current market. Accommodation comprises on the ground floor; entrance door opening to a vestibule and through to the hallway. This provides access to the lounge/dining room, kitchen, 3 double bedrooms, bedroom 4/study, bathroom, shower room and utility room. The spacious lounge/dining room has patio doors opening to the Juliet balcony and bedroom 4/study has patio doors opening to the balcony. Externally there are lawned gardens to front & rear with a detached garage. The property also benefits from oil fired central heating and double glazing.

ENTRANCE HALLWAY

This provides access to the lounge/dining room, kitchen, 3 bedrooms, bedroom 4/study, bathroom, shower room and utility room. Two large storage cupboards.

LOUNGE/DINING ROOM

The spacious lounge/dining room has patio doors opening to the Juliet balcony, with an open fire providing an ideal focal point for this comfortable living space.



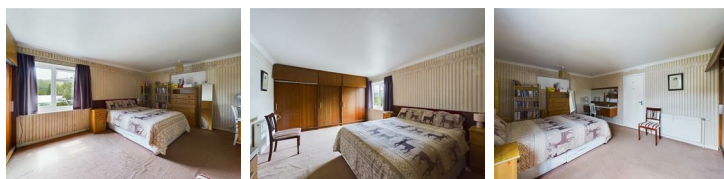
KITCHEN

The kitchen has a good selection of wall and base units with ample space for informal dining. Window to front.



BEDROOM 1

Accessed from the upper landing this good sized double bedroom has full length fitted wardrobes and window to rear.



BEDROOM 2

Staircase from hallway leads down to lower hallway and provides access to this double bedroom. Fitted wardrobe and window to rear.



BEDROOM 3

Staircase from hallway leads down to lower hallway and provides access to this bedroom. Window to rear.



BEDROOM 4/STUDY

Accessed from the hallway this room could be used as a bedroom or study. French doors open to the balcony. Door to stairway leading down to the basement.



BASEMENT

The large basement has 3 separate rooms and currently offers excellent additional storage. With the appropriate planning consent this could be converted to additional accommodation. Window to side and rear. Door to rear.

BATHROOM

Accessed from the hallway the bathroom includes wc, wash-hand basin and bath. Window to front.



SHOWER ROOM

Staircase from hallway the shower room includes wc, wash hand basin and shower cubicle with electric shower.



UTILITY ROOM

Accessed from the hallway the utility room includes the boiler, sink and is plumbed for washing machine.

FRONT GARDEN

The front garden is laid to lawn with a detached garage.



REAR GARDEN

The colourful rear garden is a blend of lawn, shrubs and flowerbeds.



REAR ELEVATION



BALCONY

Accessed from bedroom 4/study this balcony offers a quiet area to relax and enjoy the views.



GARAGE

The large garage is located to the front of the property and provides car storage with additional space to the rear, with could be used as a workshop space.



VIEWS



LOCATION

Farrow 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 E

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



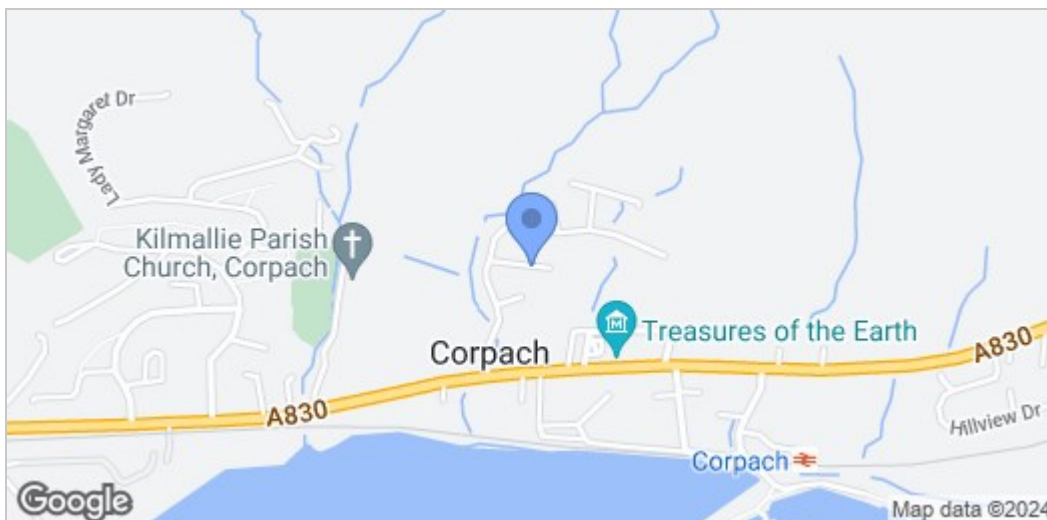
Floor 1

Approximate total area¹⁾
118.53 m²

(1) Excluding balconies and terraces

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			57
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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