



PETER MURPHY & CO  
ESTATE AGENTS



## 13 Clerk Drive, Fort William, PH33 7LE Offers Over £185,000

This immaculate three bedroom terraced villa offers spacious family accommodation in the desirable village of Corpach. Benefiting from double glazing and oil fired central heating this home would be an ideal first time purchase or for those seeking a well proportioned family home in a great location. Accommodation comprises; Entrance porch opening to the hallway. The hallway has two storage cupboards and leads to the lounge/dining room, kitchen and staircase to the upper floor. The dual aspect lounge has plenty natural light and offers ample dining space. The well appointed kitchen has a good selection of wall and base units with window and door to rear. Staircase rises to upper floor which includes three good sized bedrooms and family bathroom with separate shower cubicle. The front facing bedrooms offer un-interrupted panoramic views across Fort William to Ben Nevis. Externally the front garden is laid with stone chippings and has a cover Pergola and paved area for outside entertaining and relaxing. The stepped rear garden is also laid with stone chippings and has a drying area and timber shed. Parking to rear.

## ENTRANCE PORCH

External door opens to the porch with glazed door to hallway.

## HALLWAY

Two storage cupboards. Provides access to the lounge/dining room and staircase to upper floor.

## LOUNGE/DINING ROOM

The dual aspect lounge has plenty natural light and offers ample dining space. Picture window to front with stunning views over Fort William to Ben Nevis.



## KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops, integral induction hob and oven. Door to rear porch. Window to rear.



## REAR PORCH

Accessed from the kitchen. Large storage cupboard. Door to rear garden.

## BEDROOM 1

Accessed from the upper landing this double bedroom has fitted wardrobes and a window to front with stunning panoramic views.



## BEDROOM 2

Accessed from the upper landing this double bedroom has a window to rear.



## BEDROOM 3

Accessed from the upper landing this bedroom has a window to front.



## SHOWER ROOM

The shower room includes wc, wash hand basin and shower enclosure with mains shower.



## FRONT GARDEN

The manicured front garden is laid with a blend of artificial grass and stone chippings. The covered Pergola and area of paving offer a quiet spot to relax all year round.

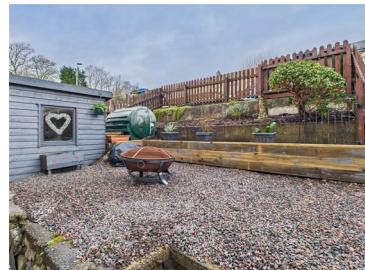


## VIEWS



## REAR GARDEN

The stepped rear garden is a mix of stone chippings and bark and includes a timber shed.



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.

## REAR ELEVATION



## LOCATION

Clerk Drive is located in the highly desirable village of Corpach, 4 miles from Fort William. Local amenities include post office, shop, 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 INFORMATION

Tenure - Freehold

Council Tax - Band C

## 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,



Approximate total area<sup>(1)</sup>

78 m<sup>2</sup>



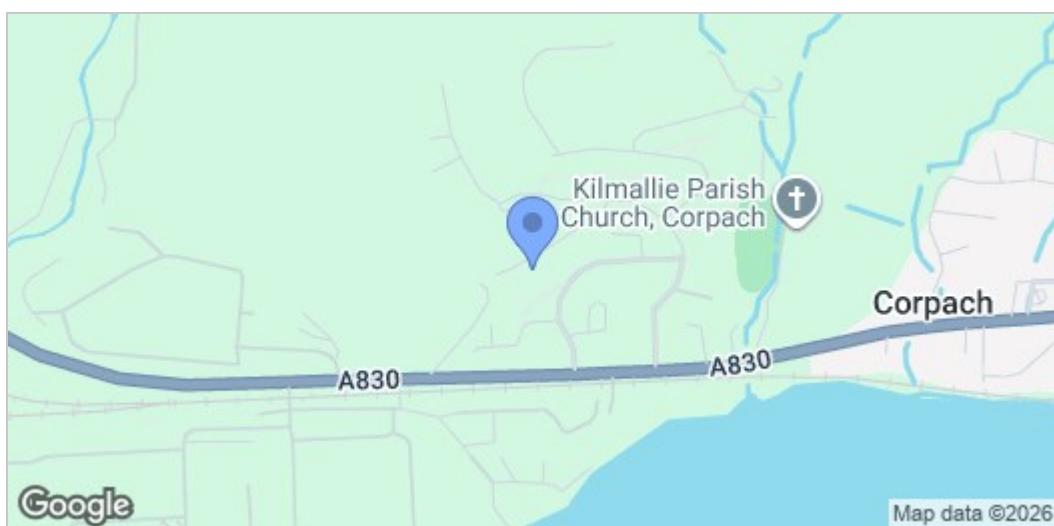
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



#### 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	58	71
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.