



3 Caledonian  
House

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Corpach, Fort William, PH33 7LR

Guide Price £130,000



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3 Caledonian House is a beautifully presented & spacious 1 Bedroom top storey Apartment in a 3-storey building with panoramic views towards Ben Nevis, the Caledonian Canal, Jacobite steam train and Loch Linnhe. Located in the popular village of Corpach and in walk-in condition, it would make a wonderful first home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Lovely 1 Bedroom top storey Apartment
- Desirable village location close to Fort William
- Stunning views towards Ben Nevis & Caledonian Canal
- In walk-in condition and tastefully decorated
- Entrance Hallway, Lounge/Kitchen/Diner
- Large Bedroom & Bathroom
- Contents all included in the sale
- Double glazed windows & electric heating
- Communal garden & private parking at rear
- Only 200m away from Corpach Marina
- Vacant possession, no onward chain
- Neptune's Staircase a short walk away
- Caledonian Canal only 15 minutes' walk away
- 15 minutes commute to Fort William by car



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The accommodation comprises Hallway with storage cupboard, spacious open plan Lounge-Kitchen-Diner with unrestricted views, large storage cupboard, sizeable Bedroom and Bathroom.

In addition to its popular location, 3 Caledonian House is brought to the market without a chain. The property is fully double glazed and benefits from electric heating.

3 Caledonian House is currently operated as a very successful letting property and holds a licence to trade under the Scottish letting legislation (the licence is transferable, however the new owners do have to re-apply in their own name).

The enclosed garden to the side and rear of the property offers space for garden furniture and is a lovely place to relax. The side garden is paved and has raised flower beds, offset with mature trees and bushes. The rear garden is tiered. The lower level is laid mainly with paving slabs, with the upper level being partly gravelled and partly laid with grass. There is private parking within the rear garden.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the side garden leading to the rear of the property and entrance through the rear door into the communal close and up the stairs to the top floor, entrance into the Hallway.

#### **HALLWAY**

With radiator, storage cupboard housing the hot water tank, fitted carpet and doors leading to the Lounge/Kitchen/Diner, Bathroom and Bedroom.

#### **LOUNGE/KITCHEN/DINER** 6.2m x 5.5m (max)

Expansive room with dual aspect windows to the front elevation taking full advantage of the wonderful views and a further ceiling window to the rear elevation. The Lounge area has a radiator, space for dining furniture, fitted carpet and a door to the large storage cupboard. The Kitchen area offers a range of modern base units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, plumbing for washing machine, space for free standing fridge/freezer, radiator and laminate flooring.

#### **BEDROOM** 5.1m x 3.9m (max)

With bay window to the front elevation a wonderful place to sit and enjoy the views, radiator, fitted carpet and door leading to the Hallway.

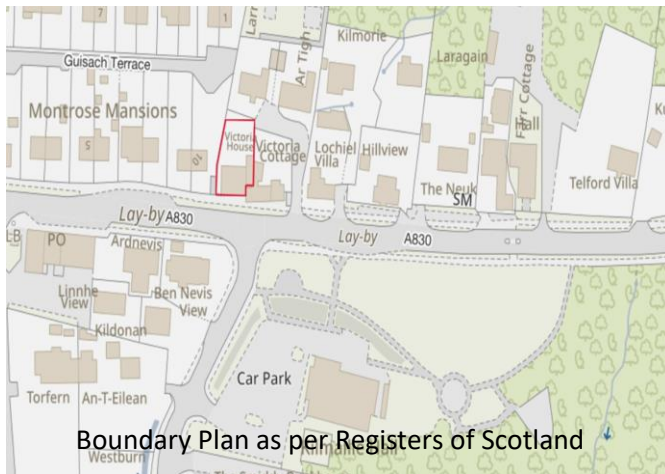


**BATHROOM** 2.4m x 2.3m

Fitted with a modern white suite comprising bath with shower over, WC & wash basin, heated towel rail, laminate flooring and frosted window to the rear elevation.

**CORPACH**

Corpach is approximately 4 miles from Fort William Town Centre. The village offers a well-stocked shop and local primary school. A regular local bus service operates daily between Corpach & Fort William. Corpach is a large village north of Fort William, in the Scottish Highlands. The canal lock at Corpach Basin on Loch Linnhe, east of the narrows leading to Loch Eil, is the western sea entrance of the Caledonian Canal, and is a natural harbour.



### 3 Caledonian House, Corpach



*For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.*

## GENERAL INFORMATION

**Services:** Mains water, electricity & drainage.

**Council Tax:** Band

**EPC Rating:** F29

**Local Authority:** Highland Council

**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**Home Report:** A copy is available through the selling Agent.

**Closing Date:** A closing date may be set for receipt of offers and interested parties should submit a note of interest.

**Viewing:** Viewing strictly by appointment through the selling Agent.

## DIRECTIONS

Follow the A82 from Fort William to Nevis Bridge, then turn left. At the roundabout take the second exit and continue on the A82. At the next roundabout take the first exit and continue on the A82. At the next roundabout take the first exit signposted for Mallaig A830. Go straight on at the traffic lights. At the next roundabout take the second exit A830. Continue straight ahead, Caledonian House is on the left just beside the pedestrian crossing.

## FORT WILLIAM

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

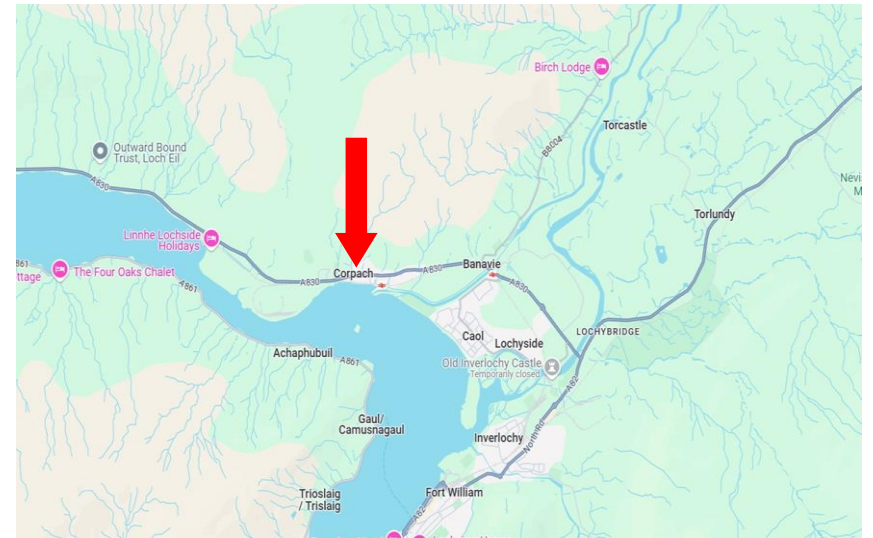
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

**Dail-Uaine**

**Invercoe**

**Glencoe**

**PH49 4HP**

