



12 Farrow Drive

Corpach, Fort William, PH33 7JW

Guide Price £335,000

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PROPERTY

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12 Farrow Drive is a very attractive & spacious split level semi-detached Villa with 4 Bedrooms & 2 Bathrooms. Located in a south facing elevated position with panoramic views over Loch Linnhe, towards Ben Nevis and the surrounding countryside. Set in substantial well-maintained gardens and with detached garage, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached 4 Bedroom Villa
- Quiet cul-de-sac desirable location
- Views of Loch Linnhe & Ben Nevis
- Porch, Hallway, Kitchen, Utility Room
- Split level Lounge and Dining Room
- Family Bathroom, Shower Room
- 4 double Bedrooms and floored Loft
- Excellent storage throughout
- Double glazed windows
- Oil fired central heating
- Private garden with detached garage
- Basement store with power & lighting
- Driveway for off-street parking
- Wonderful family home
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car



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The lower accommodation comprises of the entrance Porch, Hallway, split level Lounge & Dining Room, Kitchen, Utility Room, Shower Room, Bathroom and 2 double Bedrooms.

The upper level boasts the semi-open plan Landing with 2 further double Bedrooms.

In addition to its convenient quiet cul-de-sac location, this very attractive property is well presented, is fully double glazed, benefits from oil central heating and offers generous accommodation in a spacious and traditional layout.

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

APPROACH

Via the rear of the property to the driveway and parking area and entry into the Porch.

PORCH 1.8m x 1.5m

With external door to the front elevation, panel window, radiator and fitted carpet.

HALLWAY 10m x 1.9m (max)

With carpeted stairs leading down to the lower floor Bedrooms, carpeted stairs leading to the Upper Landing, 2 large storage cupboards with power & lighting, 2 radiators, fitted carpet, doors leading to the Kitchen, Dining Room, Utility Room, Bathroom, Shower Room, and external French doors leading out onto the Patio area.

KITCHEN 4.3m x 2.8m (max)

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, tiled splashbacks, space for freestanding fridge/freezer, sliding hatch to Dining Room, cushioned flooring and dual aspect windows to the side & rear elevations.

DINING ROOM 3.3m x 3.2m

Semi open plan to the split level Lounge, window to side elevation looking through to the patio area, sliding hatch to Kitchen, radiator, fitted carpet and carpeted stairs leading down to the Lounge.

LOUNGE 4.8m x 3.9m

Semi open plan to the split level Dining Room, with large picture window to the front elevation taking full advantage of the stunning views over Loch Linnhe, Ben Nevis & beyond, 2 further windows to each side elevation, attractive multi fuel stove, radiator and fitted carpet.



UTILITY ROOM 2.7m x 1.6m (max)

With window to the rear elevation, 2 wall mounted units, sink & drainer, plumbing for washing machine, space for tumble dryer, traditional pulley clothes airer, radiator, central heating boiler and tiled flooring.

SHOWER ROOM 1.9m x 1.6m

With modern white suite comprising of shower cubicle, WC & wash basin, heated towel rail, window to the rear elevation and cushioned flooring.

BATHROOM 2.6m x 1.6m

With modern white suite comprising of bath, WC & wash basin, heated towel rail, radiator, window to the rear elevation and vinyl flooring.

Carpeted stairs lead down from the Hallway to the Lower Floor Bedrooms, with large storage cupboard with power & lighting.

BEDROOM ONE 4.6m x 3m

With window to the front elevation with wonderful loch & mountain views, large built-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 4.6m x 2.1m

With window to the front elevation to view, built-in wardrobe, radiator and fitted carpet.

UPPER LANDING 3.1m x 0.9m

With ceiling Velux window, banister overlooking the Hallway, fitted carpet and doors leading to Bedrooms 3 and Bedroom 4.



BEDROOM THREE 4.6m x 3m

With dual aspect windows to the front & side elevation with spectacular views over Loch Linnhe, large built-in wardrobe, radiator and fitted carpet.

BEDROOM FOUR 4.6m x 2.1m

With window to the front elevation to view, built-in wardrobe, radiator and fitted carpet.

GARAGE 7.6m x 3.5m

Detached split level garage with up and over door, parking to the top level leading from the driveway and storage area to the lower level, window to the side elevation and single door.

GARDEN

The well maintained sizeable garden surrounds the property. The front garden can be accessed by a gate to the side or via steps leading down from the patio area and offers spectacular views over Loch Linnhe, Ben Nevis & the countryside beyond and is enclosed with fencing, laid mainly with grass offset with paved paths planted with a variety of mature trees, shrubs and seasonal planting. The patio area leads out from the Hallway and looks over the garden, being the perfect place for a barbeque and providing ample space for garden furniture and offering the ideal spot of the garden for dining alfresco, relaxing and enjoying the amazing views. There is also a large basement with power & lighting. The rear garden is again laid mainly with grass offset with concrete paths and with steps leading down to the entrance Porch. The driveway provides private parking and leads to the detached garage.



12 Farrow Drive, 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 E

EPC Rating: E41

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

From Travel from Fort William towards Mallaig on A830. Continue ahead through Corpach, passing the Co-op supermarket on left and Treasurers of the Earth on the right. Turn right into Farrow Drive, continue up the Hill bearing right. Number 12 is on the right-hand side and can be identified by the for sale sign.

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.

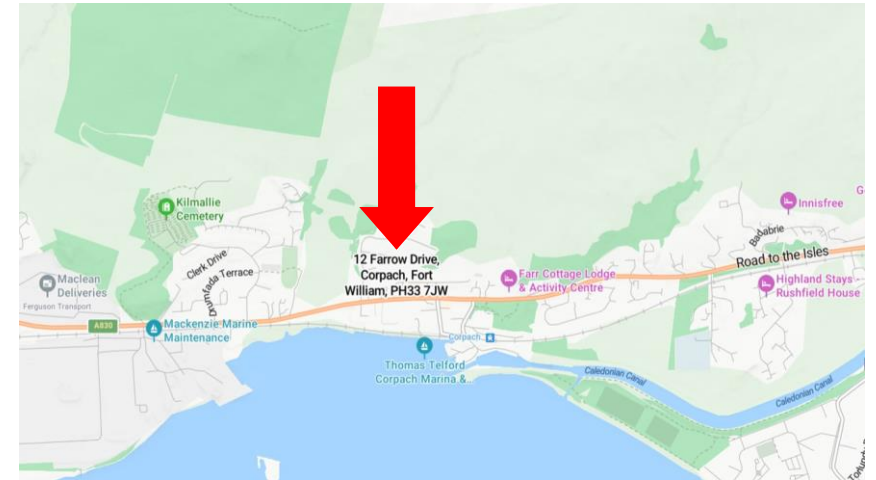
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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