



## 42 Hillview Drive

Corpach, Fort William, PH33 7LS

Guide Price £300,000

**Fiuran**  
PROPERTY

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Corpach, Fort William, PH33 7LS

42 Hillview Drive is a very attractive & spacious detached House. Located in a south facing position with stunning unrestricted views towards Ben Nevis, Carn Dearg, Nevis Range and the surrounding countryside. Set in extensive gardens and with private driveway, it would make a wonderful family home, perfect purchase for first time buyers, or as an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Lovely detached House with 3 Bedrooms
- Unrestricted views of Ben Nevis & beyond
- Sought after & desirable location
- Beautifully presented & in walk-in condition
- Hallway, L-shaped open-plan Lounge/Diner
- Kitchen, ground floor double Bedroom
- Upper Landing, 2 Bedrooms & Shower Room
- AGA multifuel stove in Lounge
- Double glazed windows & air source heating
- Attractive garden with timber shed
- Tarmac driveway with private parking
- Wonderful family home
- Quiet residential cul-de-sac
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car
- No onward chain



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The lower accommodation comprises of the entrance Hallway, L-shaped Lounge/Diner, Kitchen and double Bedroom.

The First Floor boasts the Upper Landing, 2 further double Bedrooms and Shower Room.

In addition to its convenient location, 42 Hillview Drive is well presented, has double glazed uPVC windows & doors, benefits from an air source heat pump system and offers generous accommodation in a traditional layout. A complete new roof was fitted in recent years.

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

### APPROACH

Via the tarmac driveway at the front of the property and entry at either side into the Hallway or into the Kitchen.

### HALLWAY 3.5m x 1.9m

With external door and glass panel to the side elevation, carpeted stairs rising to the first floor, under stairs area suitable for office furniture, radiator, fitted carpet and doors leading to the Lounge/Diner and Bedroom One.

### LOUNGE/DINER 7m x 5.6m (max)

L-shaped open-plan Lounge/Diner with window to the rear elevation taking advantage of the fine open views toward Ben Nevis & beyond, further window to the side elevation, AGA multi fuel stove set in an attractive surround, ample space for dining furniture, storage cupboard, 2 radiators, fitted carpet in the Lounge area & cushioned flooring in the Dining Area, door leading to the Kitchen and external siding doors to the rear elevation framing the wonderful views and leading out to the private garden area.

### KITCHEN 3.6m x 2.9m (max)

With window to the front elevation, fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, radiator, cushioned flooring and external door leading to the driveway.





**BEDROOM ONE** 3.3m x 3m

With window to the front elevation, built-in wardrobe, radiator and laminate flooring.

**UPPER LANDING**

With fitted carpet and doors leading to both upper level Bedrooms and the Shower Room.

**BEDROOM TWO** 3.9m x 3.3m

With window to the front elevation, built-in wardrobe with sliding mirror doors, radiator and fitted carpet.

**SHOWER ROOM** 2.2m x 2m (max)

With white suite comprising of shower cubicle, WC & wash basin, radiator, frosted window to the side elevation and tiled flooring.

**BEDROOM THREE** 3.9m x 3.3m

With window to the rear elevation with spectacular views towards Ben Nevis and surrounding mountains, built-in wardrobe housing the hot water tank, radiator and fitted carpet.





## GARDEN

42 Hillview Drive is surrounded by a sizeable and well-maintained garden and offers privacy. The front garden is laid partly with grass and partly with gravel & paving slabs and is offset with borders planted with a variety of colourful shrubs, bushes and seasonal planting. The side garden is laid with bark and planted with trees & shrubs. The rear garden is laid partly with gravel & partly with paving slabs and houses a timber shed, log store and plastic store. There is ample space for dining furniture. The rear garden is the perfect, private area for dining alfresco, entertaining and for enjoying the superb mountain views. The private tarmac driveway provides ample parking for multiple vehicles.

The large garden may offer further development potential (if required and subject to the relevant planning consents).

The West Highland train line from Fort William to Mallaig operates the Jacobite steam train, which is famous from the Harry Potter films, passes to the rear of this property. A very special treat to see the steam train passing via the rear garden (and does not impose upon this properties privacy).



# 42 Hillview 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.  
Air source central heating

**Council Tax:** Band E

**EPC Rating:** D55

**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 Fort William travel North on A82. Take A830 travelling towards Mallaig. Continue ahead for approx.. 2.4miles to Corpach. Hillview Drive is the fourth junction on the left. Follow the road right and then round to the left. Number 42 is on the right-hand side.

## 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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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

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