

1 LADY MARGARET DRIVE, CORPACH, FORT WILLIAM

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KEY FEATURES

Semi-Detached house in elevated position in the popular village location of Corpach

Enjoying fabulous views towards Ben Nevis, Aonach Mor and Loch Linnhe

Local amenities within walking distance

Modern Shower Room / Excellent Storage

Double Glazing / Oil Fired Heating

A 360 degree virtual tour is available for this property on request

Energy Performance Rating E-49



GUIDE PRICE: £147,500

**HOME REPORT VALUATION
£150,000**



LOCATION/AMENITIES:

The property is located within the village of Corpach where there is a supermarket, hotel and public house close by. Further local amenities are available in Caol and also Fort William itself. Fort William is known as the Outdoor Capital of the UK, the area boasts some of the most beautiful scenery in Scotland and provides a number of outdoor pursuits including walking, climbing, sailing, skiing and mountain biking to name but a few. There are train and bus services operating from Fort William connecting the town to Glasgow, Inverness, Oban and Skye and the Caledonian overnight sleeper service to London also operates from Fort William on a daily basis. The southern end of the Caledonian Canal terminates at Corpach and the world renowned West Highland Railway Line also runs by the village of Corpach next to Loch Linnhe.

DIRECTIONS: 1, LADY MARGARET DRIVE, CORPACH, PH33 7LQ

From Fort William Town Centre travel North along the A82 Fort William to Inverness Road. At the roundabout at the Ben Nevis Distillery/BP Filling Station turn left and continue onto the A830. Pass the Co-Op on the left and after approx. 1/4 mile turn right into Drumfada Terrace, continue passed the swing park on the right and No 1 is the semi detached on the right just inside the first turning for Lady Margaret Drive.

DESCRIPTION:

Built around 1964 this semi-detached property spans approximately 75sq m and forms a good size family home which is situated to take advantage of views towards Ben Nevis, Aonach Mor and Loch Linnhe.

In addition to its lovely surroundings the property further benefits from spacious living accommodation with excellent storage. One of the two bedrooms and the lounge enjoy lovely loch and mountain views. The Shower-Room has been modernised with high gloss W.C, Wash hand basin with vanity cupboard below, touch control mirror and large walk in shower. There is no chain and therefore an early date of entry is available.

Accommodation comprises: Entrance Porch, Inner Hallway, Lounge-Diner, Kitchen and rear Porch, **First Floor:** Two Bedrooms & Shower-Room.

PORCH: 1.27m x .99m (4'02" x 3'03")

INNER HALLWAY 2.03m x 1.83m (6'07" x 6') / **STAIRS AND LANDING:**

3 Cupboards in the hallway, one houses the water tank and another the electric metre box.

Co-ordinated carpet flooring to Hall, Stairs and Landing.

LOUNGE-DINER: 5.91m x 3.07m (19'04" x 10') (at widest points)

Sliding Patio Doors to the front provide access to the decking area which also provide fabulous views over Ben Nevis, Aonach Mor and Loch Linnhe. Parquet flooring.

KITCHEN 3.54m x 2.45m (11'07" x 8') at longest x widest points

With a variety of wall, drawer and base units to include a glass fronted display cabinet. Vinyl flooring.

REAR PORCH: 2.73m x .86m (6'06 x 2'09")

Large under stairs cupboard which incorporates a W.C. Access to rear garden.

FIRST FLOOR:

SHOWEROOM: 1.96m x 1.65m (6'05" x 5'04")

Comprises: Large, screened walk in shower, wash hand basin with vanity cupboard below, W.C, modern, touch control mirror, vinyl flooring, heated towel rail and predominantly wet wall finish.

BEDROOM 1: 4.52m x 2.81m (14'10" x 9'02") (longest x widest points)

Spacious front facing double room enjoying fabulous views over Loch Linnhe, Ben Nevis and the surrounding hillsides. Double door built in wardrobes one with shelving and one with hanging rail and shelf. Carpet flooring.

BEDROOM 2: 3.45m x 3.m (11'03" x 9'10") (at longest points)

Rear facing. Built in cupboard with hanging rail. Carpet flooring.



EXTERNALLY:

An elevated front garden with step and path access to the property entrance. The garden is gently sloping with hedge to one side and a variety of small shrubs and plants. At the top of the garden and adjacent to the lounge is a sun decking area which takes full advantage of lovely loch and mountain views

The rear garden is slightly tiered with a variety of small trees, shrubs and flowers at the higher tier and an area of shingle to the lower tier.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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