



LOCH VIEW | CORRIEBEG | KINLOCHEIL | FORT WILLIAM | PH33 7NP

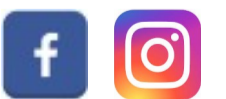
**GUIDE PRICE: £425,000**

Occupying a prime position, and commanding spectacular views over Loch Eil to the hills and countryside beyond, the sale of Loch View offers a rare opportunity to purchase a substantial detached property set in generous grounds. Situated in the desirable semi-rural township of Corriebeg near Fort William, the property comprises very spacious accommodation, conveniently arranged over one floor. The property benefits from double glazing and modern electric heating, and boasts generous sized rooms, including eight bedrooms, seven of which enjoy en-suite facilities. The large bright dining lounge, with large windows and French doors towards the loch views, features a vaulted ceiling and laminate flooring. A generous dining kitchen, two kitchenettes, two offices and a spacious common room or ninth bedroom make up the remainder of accommodation. There is also a useful attic space which can be accessed from the rear vestibule. Planning for the property is of a residential nature, and due to the size and location, Loch View could provide a fantastic permanent home or guest house. Offering several external doors and flexible accommodation, means the successful purchaser could essentially create separate self-catering accommodation in a buoyant long term rental or holiday market.

The position of Loch View evokes a real rural feeling generally attributed to very remote locations, yet the property is only 6 miles from the village of Corpach which offers a range of local amenities while Fort William is some 10 miles distant with its shops, supermarkets, restaurants, railway & bus station and a range of professional services as well as primary schools, a secondary school, churches, medical centre and a hospital. The area also boasts a huge range of sporting and recreational opportunities and is known as 'The Outdoor Capital of the UK'. Located within walking distance of the property is a post office and one of the 'West Highland Line' railway stations.

- Substantial Detached Property
- Desirable Semi-Rural Location with Stunning Loch Views
- Flexible Accommodation over One Floor
- Dining Lounge
- Dining Kitchen & 2 Kitchenettes
- 8 Bedrooms (7 En-Suite) & 2 Cloakrooms
- Common Room/9th Bedroom & 2 Offices
- Double Glazing & LPG Fired Central Heating
- Extensive Attic Space with Rooms
- Generous Garden Grounds with Ample Private Parking
- EPC Rating: F 33

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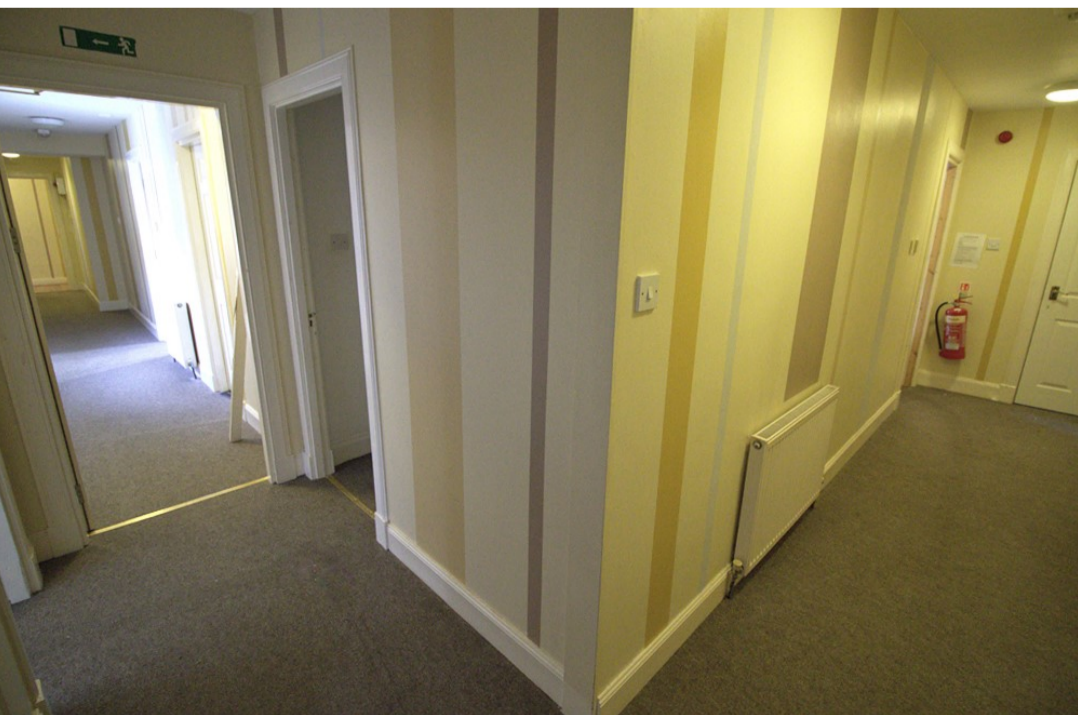


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# Accommodation Dimensions

## Entrance Office

With half glazed UPVC entrance door. Window to side. Fitted desks. Door to hallway.

## Hallway 9.7m x 1.5m

With half glazed UPVC door to central garden area. Doors to bedrooms and two inner hallways.

## Bedroom 3.6m x 3.0m

With window to side. Built-in wardrobe.

## Inner Hallway (to Left of Entrance Office) 6.1m x 3.3m

L-shaped, with doors to cloakroom, office, rear vestibule, cloakroom, kitchenette, bedroom and central inner hallway.

## Cloakroom 2.1m x 1.8m

Fitted with white suite of WC and wash hand basin. Tiled splashback.

## Office 6.2m x 2.7m

Slightly L-shaped, with window and half glazed UPVC door to front. Laminate flooring.

## Rear Vestibule 2.2m x 2.0m

With doors to storage cupboard, housing Camray boiler. Half glazed UPVC door to rear. Open to attic area.

## Cloakroom 1.1m x 1.0m

Fitted with white suite of WC and wash hand basin. Tiled splashback.

## Kitchenette 2.8m x 1.5m

With window to rear. Fitted with cream coloured kitchen units, offset with granite effect work surfaces. Integral Whirlpool oven. Integral Whirlpool fridge. Circular stainless steel sink unit. Tiled splashback.

## Bedroom 3.7m x 3.6m

Slightly L-shaped, with window to rear. Built-in wardrobe with sliding doors. Door to en-suite bathroom.

## En-Suite Bathroom 2.0m x 1.6m

Slightly L-shaped. Fitted with white suite of WC, wash hand basin and bath. Tiled splashback. Hatch to loft.

## Central Inner Hallway 3.6m x 1.1m

With half glazed UPVC door to central garden area. Door to common room.

## Common Room/Bedroom 5.0m x 3.7m

With window to rear.

## Inner Hallway (to Right of Entrance Office) 2.5m x 1.0m

With doors to bedroom, dining kitchen and open to dining lounge.

## Bedroom 4.0m x 3.6m

L-shaped, with window to side. Half glazed UPVC door to side. Built-in wardrobe. Door to en-suite.

## En-Suite Bathroom 2.3m x 1.4m

Fitted with modern white suite of WC, wash hand basin and bath with mains shower over. Marble effect wet walling splashback. Heated towel rail. Laminate flooring.

## Dining Kitchen 6.0m x 4.0m

L-shaped, with window to central garden area. Fitted with white kitchen units, offset with granite effect work surfaces and splashback. Belling Classic electric range with stainless steel extractor chimney over. Stainless steel sink unit. Built-in cupboard. Freestanding dishwasher. Freestanding fridge. Hatch to loft.

Half glazed UPVC door to central garden area.

## Dining Lounge 7.0m x 5.9m

With two fixed windows and French doors to loch views. Vaulted ceiling. Laminate flooring. Open to two inner hallways.

## Right Inner Hallway 1.7m x 1.0m

With doors to bedrooms. Laminate flooring.

## Bedroom 4.2m x 3.5m

With window to side. Laminate flooring. Doors to en-suite shower room.

## En-Suite Shower Room 2.1m x 1.8m

Fitted with cream coloured WC and wash handbasin, and white, fully wet-walled, shower cubicle with Triton shower. Tiled splashback. Heated towel rail.

## Kitchenette 2.8m x 2.1m

With half glazed UPVC door and fixed window to side and patio area. Fitted with metal trim white kitchen units, offset with marble effect work surfaces. Circular stainless steel sink unit. Wet walling splashback. Shelved cupboard.

## Bedroom Entrance Area 1.7m x 0.8m

Laminate flooring and open to bedroom.

## Bedroom 4.2m x 2.5m

With half glazed UPVC and window to side. Built-in wardrobe with double doors. Laminate flooring. Door to en-suite bathroom.

## En-Suite Bathroom 2.1m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin and bath with mains shower and drench head over. Marble effect wet wall splashback. Heated towel rail.

Laminate flooring.

## Left Inner Hallway 6.6m x 1.2m

With large built-in shelved cupboard. Laminate flooring. Doors to bedrooms.

## Bedroom 4.3m x 4.2m

L-shaped, with half glazed UPVC door and window to side and patio area. Laminate flooring. Door to en-suite bathroom.

## En-Suite Bathroom 1.9m x 1.9m

Fitted with modern white suite of WC, wash hand basin and bath with mains shower and drench head over. Marble effect wet walling splashback. Heated towel rail. Laminate flooring.

## Bedroom 3.7m x 2.9m

With half glazed UPVC door to side. Built-in wardrobe with double doors. Laminate flooring. Door to en-suite shower room.

## En-Suite Shower Room 2.1m x 2.0m

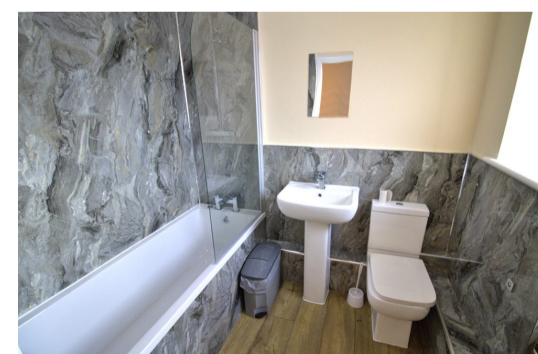
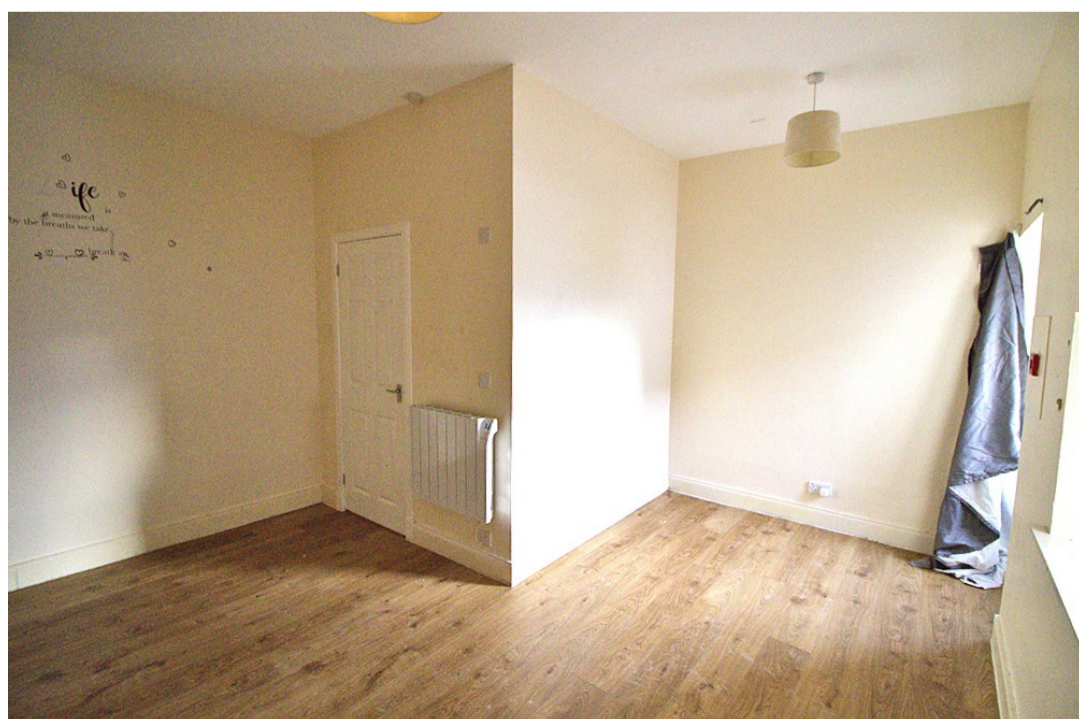
With frosted window to side. Fitted with cream coloured suite of WC, wash hand basin and fully wet walled shower cubicle, with Triton shower. Wet-walling splashback.

## Bedroom 4.2m x 3.6m

L-shaped, with half glazed UPVC door to side. Built-in wardrobe with double doors. Laminate flooring. Door to en-suite bathroom.

## En-Suite Bathroom 2.5m x 1.9m

L-shaped, fitted with modern white suite of WC, wash hand basin and bath with mains shower and drench head over. Marble effect wet walling splashback. Heated towel rail. Laminate flooring.





**Title Plan**



**Garden**

Following the shared driveway, the property itself is approached by private tarmac driveway, leading to an ample gravelled parking area. The remainder of ground is laid in the main to natural lawn, offset with gravelled areas, paved pathways and a paved patio to the front.

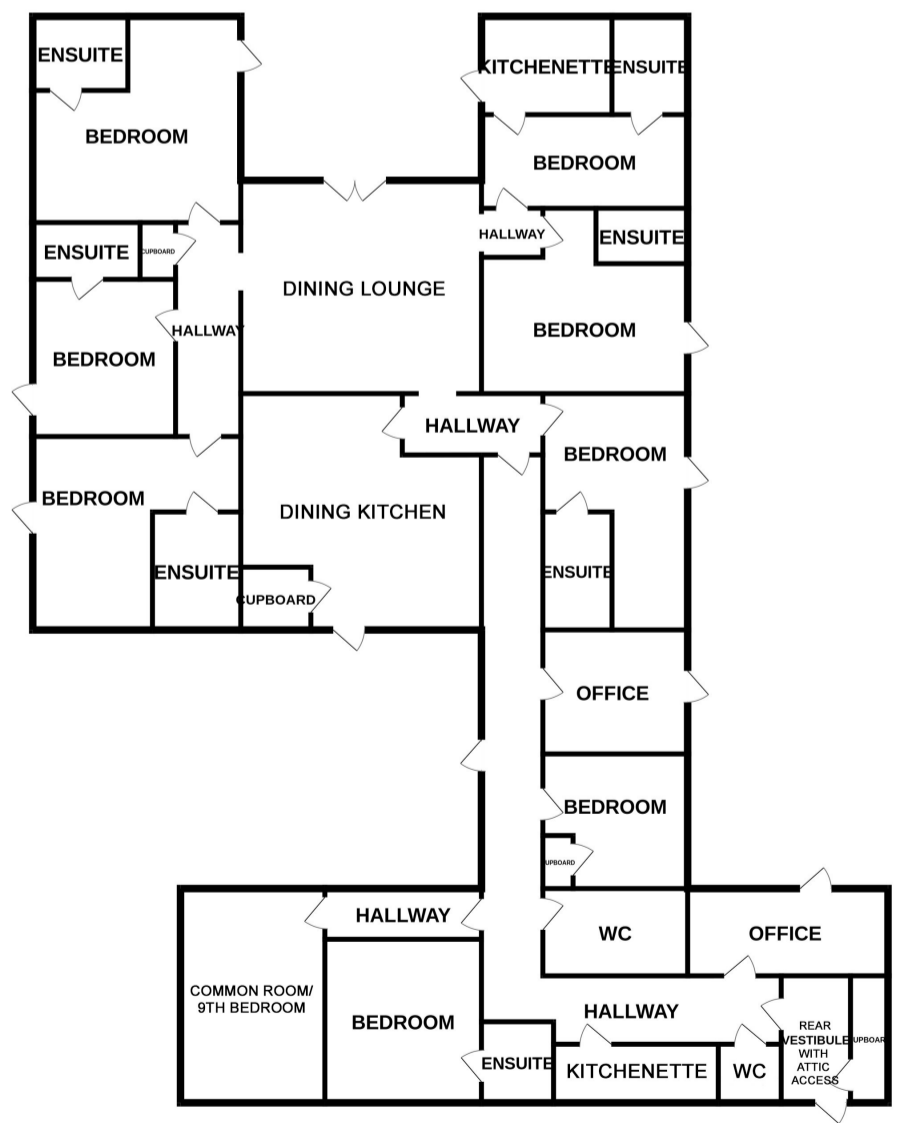
**Title Plan**

Details to be confirmed by clients solicitor.

**Travel Directions**

From Fort William, take the Road to the Isles towards Mallaig (A830) for around 9 miles. Where signposted 'Corriebeg' turn right and proceed straight ahead on this road. At the end of this road, turn left in to the grounds of the property (Corriebeg is the turning on the right after the turning for Druum Beag and Autocraft and before Lochelside Railway Station).

**Floor Plan**



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.