



34 CALEDONIAN ROAD | CORPACH | FORT WILLIAM | PH33 7LB



PRICE GUIDE: £160,000

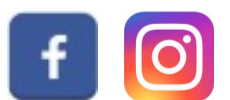
Situated in the popular, residential village of Corpach, the subjects of sale form a desirable, semi-detached dwellinghouse, with views to Ben Nevis and the surrounding countryside. 34 Caledonian Road offers spacious accommodation, arranged in a convenient layout over two floors, comprising a conservatory, lounge/diner, kitchen/diner, 3 bedrooms and a large family bathroom. Benefiting from double glazing and a dual fuel central heating system, the property would benefit from some modernising, however due to the size and location, would be ideally suited to a first time buyer, as a superb family home or as an excellent investment opportunity for the very buoyant buy-to-let market, following works. To the side of the property there is also a covered area with light and power, linking the front and rear gardens and providing a useful storage or drying area.

Corpach is situated approximately 4 miles from Fort William and offers a range of amenities nearby including a post office, shops, hotel, pub and well respected primary school nearby, while the local secondary school is in close proximity. The famous Caledonian Canal and community owned, oak woodland are located a short walk from the property. 34 Caledonian Road is ideally placed for all the amenities and attractions the area, known as the 'Outdoor Capital of the UK', has to offer.



- Desirable Semi-Detached Dwellinghouse
- Convenient Village Location with Views
- Lounge/Diner with Multi-Fuel Stove
- Kitchen/Diner
- Conservatory
- 3 Bedrooms
- Family Bathroom
- Double Glazing
- Dual Fuel Central Heating System
- Garden
- EPC Rating: E 52

MacPhee & Partners
 Airds House, An Aird
 Fort William
 PH33 6BL
 01397 702200
 estateagency@macphee.co.uk
 www.macphee.co.uk



rightmove 
 find your happy



 PrimeLocation.com

Accommodation

Conservatory 3.9m x 2.9m

Glazed to three sides. French entrance doors. Door to entrance hallway.

Entrance Hallway 3.7m x 1.6m

With stairs to upper level. Two built-in cupboards, one housing hot water tank. Doors to lounge/diner and arch to kitchen/diner.

Lounge/Diner 5.9m x 3.4m

With triple window to front and window to rear. Multi-fuel stove set on tiled hearth with wooden overmantle.

Kitchen/Diner 3.5m x 2.7m

With window to rear. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Fitted black coloured breakfast bar. Stainless steel extractor hood over. Stainless steel sink unit. Tiled splashback. Plumbing for dishwasher. Arch to rear vestibule.

Rear Vestibule 1.8m x 0.9m

Built-in, under-stair, cupboard. Tiled

flooring. Door with single glazed panels to rear garden.

Upper Level

Landing 2.4m x 0.9m

With hatch to loft. Doors to bedrooms and bathroom.

Bedroom 3.1m x 2.8m

L-shaped, with window to front views. Built-in cupboard. Built-in cabin bed frame. Laminate flooring.

Bedroom 4.3m x 3.1m

Slightly L-shaped. With triple window to front.

Bedroom 3.0m x 2.8m

With window to rear.

Bathroom 3.3m x 1.6m

With two frosted windows to rear. Fitted with white WC, wash hand basin, bath and fully tiled shower cubicle, with Gainsborough shower. Tongue-and-groove walling. Tiled splashback. Heated towel rail.



Garden

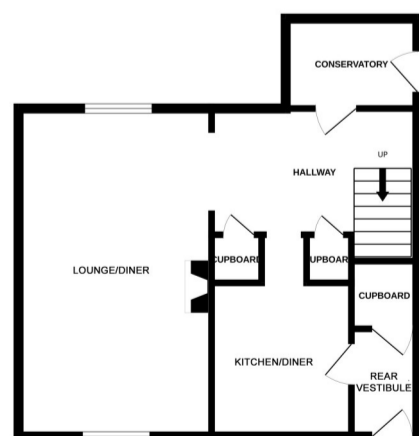
The property enjoys garden grounds to both the front and rear. The enclosed front garden is laid to a mixture of lawn and paved patio area, offset with a paved pathway, decking at the conservatory, and mature trees, shrubs and bushes. The rear garden is also enclosed, arranged over three levels and laid to a mixture of lawn and gravel, offset with a paved pathway and wooden steps. A timber garden shed is included in the sale.

Travel Directions

Travelling on the A82 from Fort William, turn left on to the A830 'Road to the Isles' road towards Mallaig. Proceed through Corpach, past the Co-op for approx. 0.5 miles. Take the first turning into Drumfada Terrace. Continue ahead and up on to Caledonian Road. Take the turning on the right on to Lady Margaret Drive then the turning first on the right in to the parking area. Number 34 is the third last property on the right hand side.

Floor Plan

GROUND FLOOR

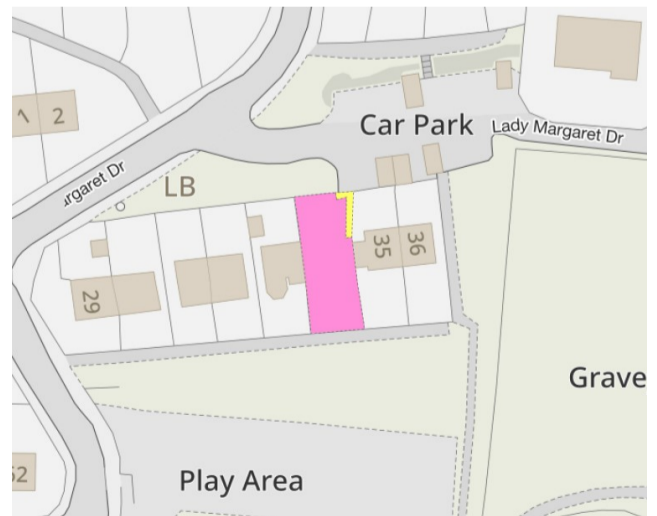


FIRST FLOOR



Title Plan

The area shaded pink is included in the sale. The area shaded yellow indicates the shared pathway to the rear of the property.



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).