



11 ANNAT VIEW | CORPACH | FORT WILLIAM | PH33 7JY



PRICE GUIDE: £170,000

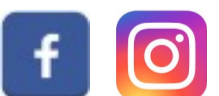
Situated in the popular village of Corpach, the subjects of sale form a desirable semi-detached dwellinghouse in a quiet cul-de-sac. Offering good sized accommodation conveniently arranged over two levels, with fresh décor throughout, 11 Annat View is in very good order and benefits from oil fired central heating and double glazing. The dual aspect lounge/diner with impressive wood-burning stove, striking fitted kitchen with integral appliances, and modern family bathroom are most attractive features in this bright, light property. Due to the size and location the property would be ideally suited as a first time home, family home or as a fantastic investment opportunity for the buoyant self-catering or rental market.

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. 11 Annat View is ideally placed for all the amenities and attractions the area, known as the 'Outdoor Capital of the UK', has to offer.

- Attractive Semi-Detached Property
- Desirable Village Location
- In Very Good Order
- Lounge/Diner with Wood-Burning Stove
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Garden with Garden Shed
- EPC Rating: D 65



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Accommodation

Entrance Porch 1.2m x 1.0m

With entrance door and glazed panels to side. Door to hallway.

Hallway 2.0m x 1.6m

With frosted glazed panel to front. Stairs to upper level. Three built-in cupboards, one housing hot water tank. Door to lounge/diner.

Lounge/Diner 5.8m x 3.0m

Slightly L-shaped, with double windows to front and rear. Feature wood-burning stove set on tiled hearth. Exposed floorboards. Door to kitchen.

Kitchen 3.6m x 3.5m

L-shaped, with double window to rear. Fitted with modern shaker-style kitchen units, offset with wood effect work surfaces. Integral Lamona oven. Electric Lamona hob with black extractor chimney over. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Integral Lamona dishwasher. Plumbing for washing

machine. Laminate flooring. Door with single glazed panel to rear garden.

Upper Level

Landing 2.7m x 0.9m

With hatch to loft. Built-in cupboard. Doors to bedrooms and bathroom.

Bedroom 4.4m x 3.2m

L-shaped, with triple window to front. Two built-in wardrobes with louvre doors.

Bedroom 3.4m x 3.0m

Slightly L-shaped, with double window to rear.

Bathroom 2.7m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC, wash hand basin, bath and fully wet-walled shower cubicle with mains shower and drench head. Tiled splashback. Heated towel rail.



Garden

The front garden is fully enclosed, with a barked pathway leading to the entrance door of the property, offset with a natural grass lawn, raised planters and mature shrubs. The fully enclosed rear garden is laid to a mixture of slabbed paving, bark pathways, and raised vegetable beds. A garden shed and wood store is include in the sale.

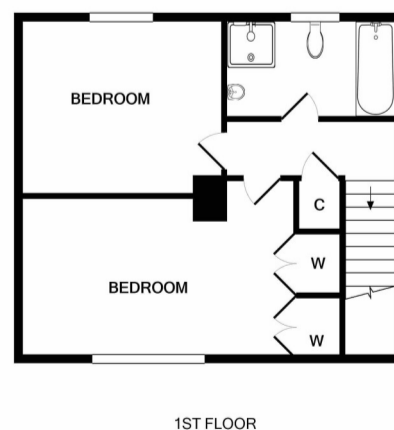
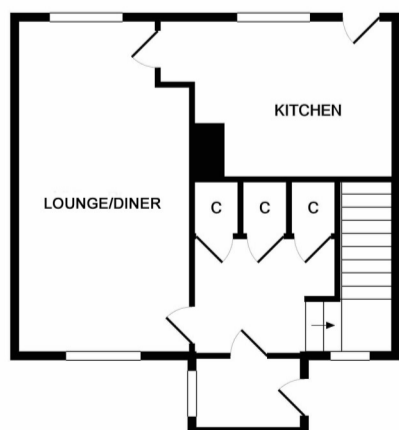


Travel Directions

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 second turning into Drumfada Terrace, proceed ahead and take the first on to the left in to Annat View. Follow the road ahead, bear left then ahead again to the end of the cul-de-sac. Number 11 is located on the left hand side.



Floor Plan



Title Plan

The area outlined red is included in the sale.



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)'.