



CALEDONIA | CORPACH | FORT WILLIAM | PH33 7JH



**PRICE GUIDE: £415,000**

Situated a short walk from the banks of the Caledonian Canal, Caledonia forms a modern, detached, property with stunning views, spanning from Ben Nevis, to the canal and Loch Linnhe. Completed in recent years, this contemporary property offers a fantastic, open-plan, living area on the first floor, capitalising on the views, whilst providing a superb space, with feature Stovax double sided fire, a high-end fitted kitchen with integral appliances, and raised balcony area. A bespoke staircase with glass balustrades leads to the lower level and bedroom hallway. All shower rooms/bathrooms are finished to an equally high standard and the property is in immaculate order. The property benefits from oil fired, under floor, heating throughout with zoned climate control and double glazing. The sale offers a really fantastic opportunity to purchase a new property and ideal family home, or indeed investment opportunity.

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

- Stunning, Modern, Detached Property
- Desirable Location with Views to Ben Nevis & Caledonian Canal
- Open-Plan Living Area with Feature Stove
- 3 Double Bedrooms (Principal En-Suite)
- Bathroom & Cloakroom
- Double Glazing
- Oil Fired, Under Floor, Central Heating
- Garden with Summer House
- EPC Rating: C 73

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## Accommodation

### Entrance Hallway

With Apeer entrance door. Stairs to upper level. Granite flooring. Under stair cupboard. Door to inner hallway.

### Inner Hallway

With doors to bedrooms and family bathroom.

### Principal Bedroom 4.5m x 3.5m

With feature, full length, windows to front, and door to patio area. Window to side. Built-in cupboard. Built-in wardrobe with mirrored sliding doors. Door to en-suite shower room.

### En-Suite Shower Room 2.4m x 1.8m

With frosted window to front. Fitted with modern white suite of WC and glass wash hand basin, set on vanity unit, and tiled shower cubicle, with mains, double headed, shower over. Tiled flooring and walling. Heated towel rail.

### Bedroom 3.8m x 3.5m

L-shaped, with windows to front and side. Built-in wardrobe with mirrored sliding doors.

### Bedroom 3.7m x 2.8m

With windows to rear and side. Built-in wardrobe with mirrored sliding doors.

### Family Bathroom 3.2m x 1.7m

With frosted window to rear. Fitted with modern white suite of WC and glass wash hand basin, set on vanity unit, tiled shower cubicle with mains double headed shower over and bath. Tiled flooring and walling. Heated towel rail.

## Upper Level

### Landing

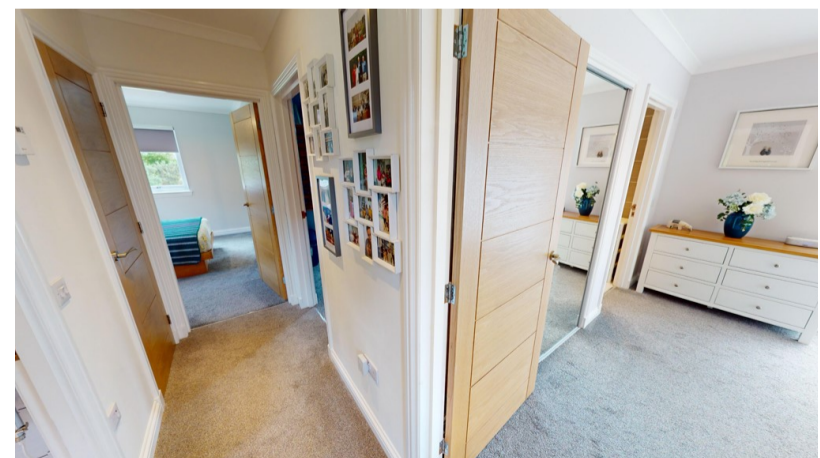
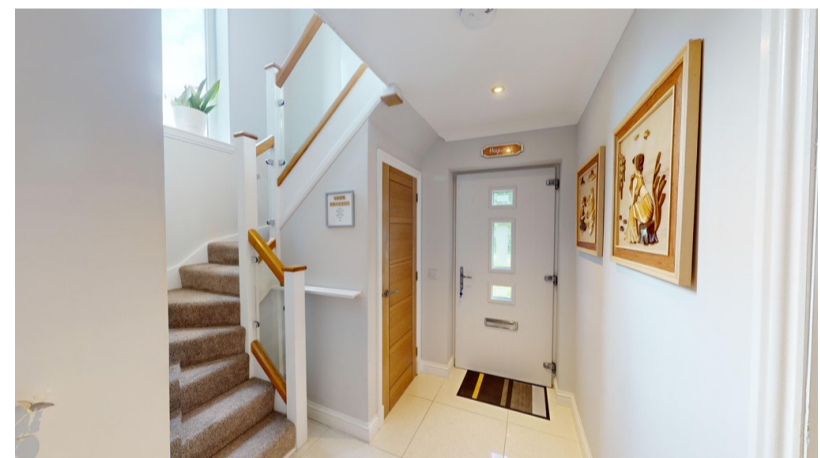
With windows to rear and side. Doors to cloakroom and open-plan living area.

### Cloakroom 2.5m x 2.1m

With frosted window to rear. Fitted with modern white suite of WC and glass wash hand basin, set on vanity unit. Fitted cupboard housing washing machine. This cupboard also houses the original shower cubicle and could be reinstalled if required. Tiled flooring and walling.

### Open-Plan Living Area 10.8m x 6.6m

L-shaped, with feature full length window to front and windows to either side. Feature, double sided, Stovax fire. Fitted with grey coloured gloss and wood effect kitchen units with copper accents, offset with gloss glitter work surfaces and splashback. Island with integral wine fridge and sockets. NEFF double ovens. NEFF induction hob with extractor fan over. Lamona stainless steel sink unit. Integral dishwasher. Built-in cupboard.







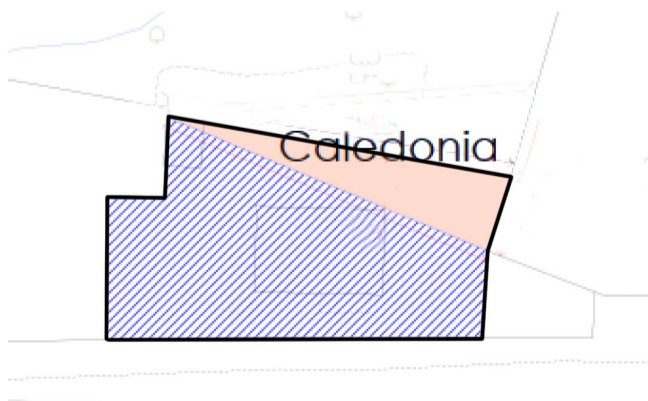
**Floor Plan**



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 02/21

**Title Plan**

The area outlined black is included in the sale.



**Garden**

A shared driveway leads to the private garden grounds of Caledonia. Double gates access the property and provide a gravelled parking area. A patio, and raised balcony, are located to the front of the property and enjoy the views over the Caledonian Canal to Loch Linnhe and Ben Nevis, as well as a charming timber summer house. The rear of the property is laid in the main to lawn off-set with mature trees and shrubs.

**Summer House 6.0m x 3.0m**

Of timber construction. Light and power. French entrance doors and dual aspect windows.

**Travel Directions**

Travelling from Fort William, head along the A830 Fort William to Mallaig road. On entering Corpach turn left where signposted Kilmallie Hall. Turn left again immediately after the entrance to Kilmallie Hall, before crossing the railway line. Caledonia is located straight ahead, past the bunkhouse.



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