



38 LADY MARGARET DRIVE | CORPACH | FORT WILLIAM | PH33 7LH

PRICE REDUCTION: £199,000

Situated in the popular, residential village of Corpach, the subject for sale forms a most desirable, and extended, semi-detached dwellinghouse, with views to Ben Nevis and the surrounding countryside. 38 Lady Margaret Drive is located at the end of a quiet lane and offers spacious accommodation, arranged in a convenient layout over two floors, comprising a lounge/diner, sitting room, modern kitchen, three bedrooms, box room/study and a family bathroom. Benefiting from double glazing and oil fired central heating, the property is in good order and is further enhanced by the mature and generous garden grounds. The lounge/diner with open fire, kitchen, and large L-shaped sitting room with patio doors, are most attractive features and due to the size and location, the property would provide a fantastic family home or investment opportunity in a very buoyant buy-to-let or self-catering market. The extension, currently used as a sitting room, could lend itself to a variety of uses.

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



- Desirable, Extended, Semi-Detached Dwellinghouse
- Convenient Village Location with Views
- Lounge/Diner with Open Fire
- Large Sitting Room
- Modern Kitchen
- 3 Bedrooms & Box Room/Study
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Mature Spacious Garden Grounds
- EPC Rating: D 58

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Accommodation

Entrance Porch 1.1m x 1.1m
With frosted glazed UPVC entrance door. Fixed windows to side views. Tiled laminate flooring. Door to entrance hallway.

Entrance Hallway 3.7m x 1.6m
With frosted fixed window to front and stairs to upper level. Three built-in cupboards, one housing hot water tank. Laminate flooring. Door to lounge/diner.

Lounge/Diner 6.1m x 3.2m
With double window to front views. Open fire with tiled hearth, surround and overmantle. Wooden flooring. French doors to sitting room and door to kitchen.

Sitting Room 5.9m x 4.4m
L-shaped, with two windows to the rear garden views, and patio doors to front views and garden. Wooden flooring.

Kitchen 3.4m x 2.6m
With window to rear. Fitted with modern shaker-style kitchen units, offset with wood effect work surfaces. Integral Hotpoint oven. Hotpoint electric hob, with stainless steel extractor chimney over. Stainless steel splashback. Integral dishwasher. Integral Beko washing machine. One-and-a-half bowl stainless steel sink

unit. Door to rear vestibule.
Rear Vestibule 2.0m x 0.8m
With frosted glazed door to rear garden. Built-in under stair cupboard, with power.

Upper Level

Landing 2.4m x 0.9m
With hatch to loft. Doors to bathroom, box room/study and bedrooms.

Bathroom 2.2m x 1.7m
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in vanity unit, and bath with mains shower and drench head over. Wet-wall splashback. Feature heated towel rail.

Box Room/Study 1.7m x 1.1m
With window to rear.

Bedroom 3.7m x 2.9m
Slightly L-shaped, with window to rear.

Bedroom 4.4m x 3.2m
Slightly L-shaped, with double window to loch and mountain views.

Bedroom 3.2m x 2.7m
L-shaped, with window to loch and mountain views. Built-in over stair cupboard.



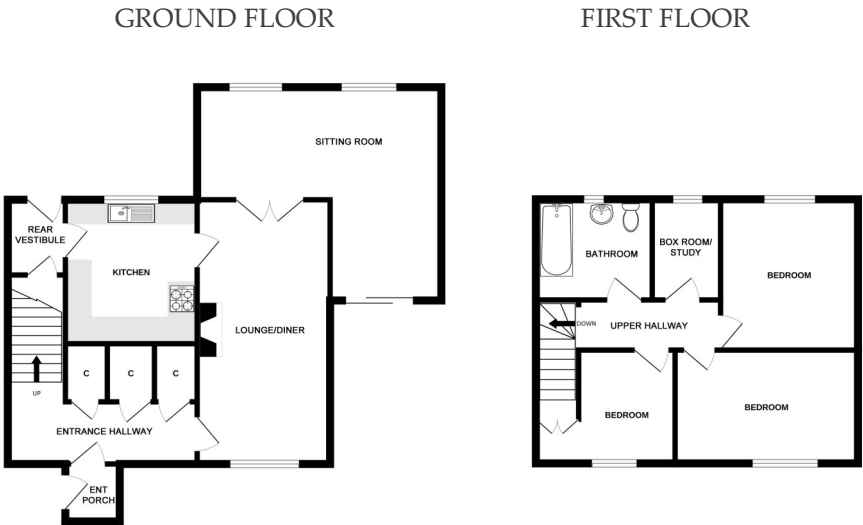
Garden

The property enjoys enclosed garden grounds to three sides and equates to around 0.1 acres. The property is approached by a private gravelled and paved pathway, offset with a lawned area and featuring an abundance of mature trees, shrubs, bushes and seasonal planting creating colour and interest. Lawn with a paved pathway leads round the side of the property, with direct access to the sitting room extension, and on towards the rear. This spacious area is laid fully to lawn, also featuring mature trees, shrubs, bushes and planting, with a concrete patio area and an oval bedding area.

Travel Directions

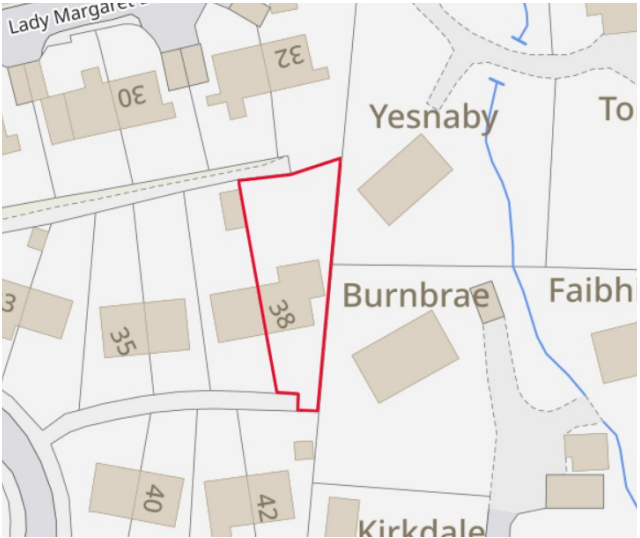
Travelling on the A82 from Fort William, turn left on to the A830 'Road to the Isles' road towards Mallaig. Proceed through Corpach, past the Co-op for approx. 0.5 miles. Take the first turning into Drumfada Terrace. Continue ahead and up on to Caledonian Road. Take the turning on the right on to Lady Margaret Drive and proceed up the hill. At the first bend bearing left, park in the spaces on the road, and walk along the first path on the right. Number 38 is the last property on the left.

Floor Plan



Title Plan

The area outlined red indicates the area for 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 6)'.