



13 LADY MARGARET DRIVE | CORPACH | FORT WILLIAM | PH33 7LQ



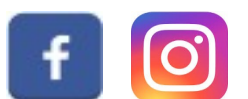
GUIDE PRICE: £200,000

Situated in the popular, residential village of Corpach, the subject for sale forms a most desirable semi-detached dwellinghouse, with stunning elevated views over Loch Linnhe to Ben Nevis and the surrounding countryside. 13 Lady Margaret Drive is centrally located within the village and offers deceptively spacious accommodation, conveniently arranged over two floors, comprising a lounge, kitchen/diner, four bedrooms, modern bathroom, and separate cloakroom. Benefiting from oil fired central heating and double glazing, the property also enjoys a generous garden with a useful semi-detached garage. The property has undergone some modernisation in recent years, however further upgrading would be beneficial. 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.

Corpach is situated approximately 4 miles from Fort William and offers a range of amenities nearby including a post office, shop, marina with cafe, 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. The property 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
- Stunning Views of Ben Nevis & Loch Linnhe
- Lounge with Open Fire
- Kitchen/Diner
- 4 Bedrooms
- Modern Shower Room and Separate Cloakroom
- Double Glazing & Oil Fired Central Heating
- Garden Grounds with Shed
- Semi-Detached Garage
- EPC Rating: E 52

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Entrance Vestibule 2.2m x 1.3m
UPVC glazed entrance door. Built-in under stair cupboard. Laminate flooring. Door to hallway.

Hallway 2.0m x 2.0m
With stairs to upper level. Doors to bedroom, lounge, kitchen/diner and cloakroom. Laminate flooring.

Bedroom 2.9m x 2.4m
With window to view. Built-in wet-walled shower cubicle with Mira shower.

Lounge 5.3m x 3.4m
With picture window to view. Open fire with tiled hearth, stone surround and wooden overmantle. Laminate flooring.

Kitchen/Diner 5.2m x 2.7m
Slightly, L-shaped, with two double windows to rear. Fitted with modern, grey coloured, gloss kitchen units, offset with marble effect work surfaces and splashback. Integral Lamona double oven. Lamona electric hob. Stainless steel sink unit. Plumbing for washing machine. Laminate flooring. Fully frosted glazed UPVC door to rear garden.

Cloakroom 1.4m x 1.1m
With frosted window to rear. Fitted with modern white suite of WC and wash hand basin set in white gloss vanity unit. Wet-walling splashback.

Upper Level

Landing
With window to rear at half landing and window to side at landing. Three built-in

cupboards. Hatch to loft. Doors to bedrooms and shower room.

Bedroom 3.7m x 2.7m
With windows to view and side.

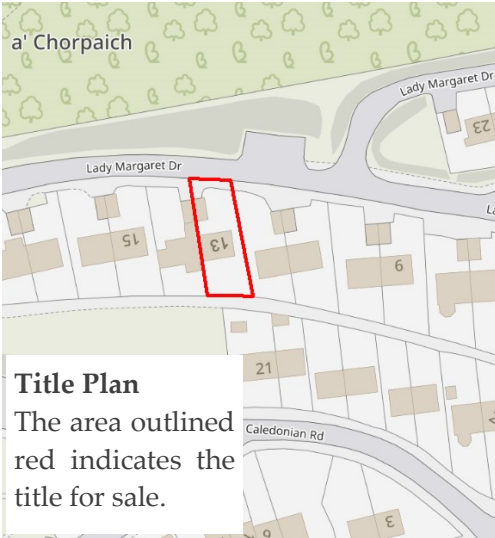
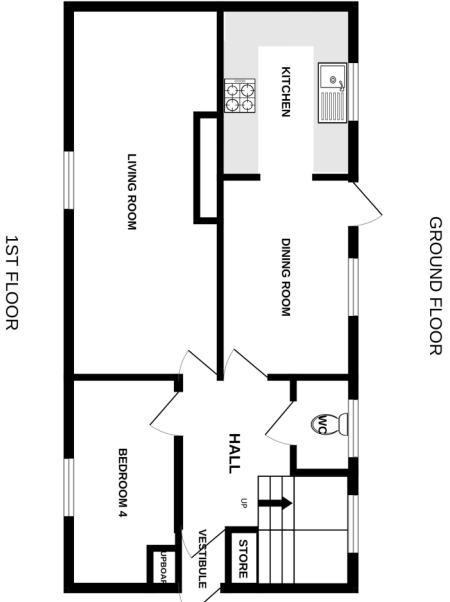
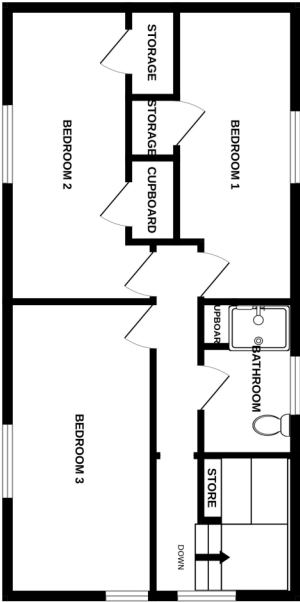
Bedroom 4.5m x 2.8m
With window view. Built-in cupboard and wardrobe.

Bedroom 4.6m x 2.6m
L-shaped, with window to rear. Built-in cupboard.

Shower Room 2.1m x 1.9m
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin set in gloss white vanity units, and wet-walled shower cubicle with Triton shower. Wet-walling and tiled splashbacks. Heated towel rail.

Garden
The property offers generous enclosed garden grounds to three sides. The entrance door is approached by a concrete pathway, offset with flower beds, wood chips, a artificial lawn area for seating, and features mature shrubs, bushes and hedging. The rear garden is arranged over tiered levels, laid in the main to gravel for ease of maintenance, and features a paved patio area, a paved pathway, and coal shed (with light). The property benefits from a useful semi-detached garage, with metal up-and-over door, light and power.

 **what3words** **bench.vowels.mixes**



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, bearing left. Number 13 is located on the left hand side, well signposted.