



8 CALEDONIAN ROAD | CORPACH | FORT WILLIAM | PH33 7LF



PRICE GUIDE: £185,000

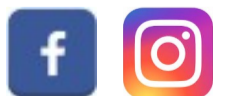
Situated in the popular residential village of Corpach, the subjects of sale form a desirable, semi-detached dwellinghouse, set in delightful landscaped garden grounds, and occupying a prime elevated position. Boasting stunning views to Ben Nevis, Loch Linnhe and the surrounding countryside, 8 Caledonian Road offers spacious accommodation, arranged in a convenient layout over two floors, comprising a triple-aspect lounge, kitchen/diner, three bedrooms, a box room, shower room, and separate cloakroom. Benefiting from double glazing and electric heating, the property would benefit from some modernising, however due to the size and location, would be ideally suited to a first time buyer, or as a superb family home. The superb garden grounds further complement the property, have been beautifully maintained by the current owners and feature two garden sheds and a covered patio area.

Corpach is situated approximately 4 miles from Fort William and offers a range of amenities nearby including a post office, shops, 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. 8 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 Mountain & Loch Views
- Lounge
- Kitchen/Diner
- 3 Bedrooms & Box Room
- Shower Room
- Double Glazing & Electric Heating
- Garden with 2 Sheds & Covered Patio Area
- **VACANT POSSESSION NOVEMBER 2026**
- EPC Rating: F 35

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Accommodation

Entrance Hallway

L-shaped, with stairs to upper level. Wooden front door with frosted, single glazed panel. Three built-in cupboards, one housing hot water tank. Doors to lounge and cloakroom.

Lounge 5.9m x 3.4m

With windows to front, side and rear views. Open fire with brick surround and hearth (the external chimney has been removed; however the actual internal flue area remains). Door to kitchen/diner.

Kitchen/Diner 3.5m x 2.7m

L-shaped, with double window to rear views. Fitted with green coloured kitchen units, offset with granite effect work surfaces and upstand. Free-standing Zanussi cooker unit, with stainless steel extractor chimney over. Bosch washing machine and Candy tumble dryer. Please note, none of the white goods are guaranteed). Built-in open cupboard. One-and-a-half bowl stainless steel sink unit. Tiled splashback. Door to rear vestibule.

Rear Vestibule 1.7m x 0.9m

With built-in under stair cupboard (1.6m x 0.9m with light). UPVC door with frosted glazed half panel to rear.

Cloakroom 1.3m x 1.0m

With frosted window to side. Fitted with white WC and wash hand basin.

Upper Level

Landing 2.3m x 0.9m

With hatch to loft. Doors to shower room, box room and bedrooms.

Shower Room 2.2m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin set in vanity unit, and fully wet-walled shower cubicle with Mira shower. Tiled splashback. Heated towel rail.

Box Room 1.7m x 1.1m

With window to rear views. Fixed shelves and desk. With light and power.

Bedroom 3.1m x 2.9m

Slightly L-shaped, with window to rear views. Built-in wardrobes with sliding doors.

Bedroom 4.3m x 2.9m

Slightly L-shaped, with window to front.

Bedroom 3.1m x 2.8m (currently used as a Study)

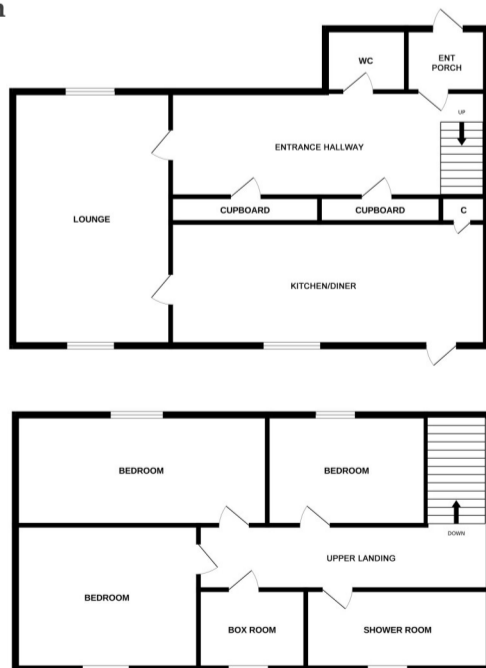
L-shaped, with window to front.



Garden

The property is surrounded on all three sides by enclosed, delightful landscaped garden grounds. The front door is approached by slabbed steps, leading down to a gravelled pathway, which wraps around the property. The front area is laid in the main to lawn, bound by mature hedging, and features tiered raised beds, stocked with mature heathers, shrubs and bushes. A timber garden shed is located at the top of the garden, whilst a covered slabbed patio and drying area, with additional shed is positioned to the side. The rear garden, which leads down to Clerk Drive, is arranged over different levels comprising a raised decked patio area, taking in the best of the views, lawned

Floor Plan



areas, well-stocked mature planted beds and gravel pathways.

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 and past the Co-op for approx. 0.5 miles. Take the first turning into Drumfada Terrace. Continue ahead and up on to Caledonian Road, passing Drumfada Terrace on the left. Bear left as the road continues up and round. Number 8 is the second property on the left hand side, directly after Clerk Drive.

what3words fully.essential.honeybees

Title Plan

The area outlined red indicates the title for sale.



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