



6 NORTH CORRAN | ARDGOUR | BY FORT WILLIAM | PH33 7AA

GUIDE PRICE: £230,000

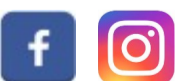
Occupying a superb elevated position with breath-taking views across Loch Linnhe towards the surrounding countryside and the striking peak of Garbh Bheinn, 6 North Corran is an exceptional semi-detached home set within generous garden grounds extending to approximately 0.2 acres. Beautifully extended and thoughtfully upgraded in recent years, the property has been cleverly reconfigured by the current owners to create a bright, spacious and highly versatile family home. Offering deceptively generous accommodation arranged over two floors, the property combines modern comforts with an enviable Highland setting, making it equally suited as a permanent residence, idyllic holiday retreat, or investment opportunity within the thriving self-catering market. The welcoming accommodation includes a spacious lounge, where a striking wood-burning stove creates an inviting focal point. The stylish dual-aspect dining kitchen is fitted with contemporary units and integrated appliances, enjoying excellent natural light and ample space for family dining and entertaining. A practical utility/boot room enhances everyday functionality, while a contemporary shower room, newly created rear hallway and versatile third bedroom with French doors complete the ground floor accommodation. The upper floor hosts two double bedrooms alongside a modern family bathroom. The mature and well maintained garden grounds are a particular feature of the property, offering a delightful outdoor environment designed for relaxation and entertaining. A spacious slabbed patio provides the perfect setting for al fresco dining, while expansive lawns, mature trees, shrubs, seasonal planting, a charming pond, hexagonal greenhouse and timber garden shed complete this attractive outdoor space.

Ardgour is a charming and picturesque Highland village set amidst spectacular natural scenery on the shores of Loch Linnhe. Local amenities include a hotel and primary school, while secondary education for the Ardnamurchan area is available in nearby Strontian, approximately 12 miles away. The area is renowned for its outstanding natural beauty and exceptional outdoor lifestyle, forming part of a region widely recognised as 'The Outdoor Capital of the UK'. Residents and visitors alike can enjoy an abundance of leisure pursuits including walking, mountaineering, skiing, sailing, fishing, golf and sightseeing, all within easy reach.

- Most Attractive Semi-Detached Dwellinghouse
- Desirable Rural Village Location with Loch & Countryside Views
- In Excellent Order & Beautifully Presented
- Lounge with Wood-Burning Stove
- Modern Dining Kitchen & Utility/Boot Room
- 3 Double Bedrooms
- Contemporary Bathroom & Shower Room
- Double Glazing & Oil Fired Central Heating
- Well Maintained Garden Grounds around 0.2 Acres
- Greenhouse, Garden Shed & Detached Garage
- EPC Rating: D 60

MacPhee & Partners

Airds House, An Aird, Fort William, PH33 6BL, 01397 702200
 property@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com





Accommodation Dimensions

Entrance Vestibule 1.1m x 0.7m

UPVC French doors with frosted glazed half panels. Fully frosted glazed door to entrance hallway.

Entrance Hallway 2.1m x 1.9m

L-shaped, with fixed window to front loch views, and stairs to upper level. Doors to lounge and dining kitchen.

Lounge 5.9m x 3.6m

Slightly L-shaped, with large double window to front loch views. Wood-burning stove set on tiled hearth with wooden overmantle. Door to dining kitchen.

Dining Kitchen 5.8m x 4.4m

L-shaped, with double windows to front loch views and rear garden. Fitted with modern sage coloured, shaker-style kitchen units, offset with oak effect work surfaces and upstand. Integral Lamona double oven. Lamona induction hob with black glass extractor hood over. Glass splashback. Integral Lamona dishwasher. Freestanding Caple wine fridge. Integral fridge freezer. Integral Lamona microwave. Integral bins. Constituted cement sink unit with Quooker mixer tap. Understair pantry (1.5m x 0.9m) with automatic light. With door to utility/boot room and open to rear vestibule.

Utility/Boot Room 2.6m x 2.0m

With half glazed UPVC door to rear garden. Fitted with modern sage coloured, shaker-style kitchen units, offset with solid oak worksurface. Undermounted Belfast sink unit. Plumbing for washing machine and space for tumble dryer. Door to shower room.

Shower Room 2.0m x 1.0m

With frosted window to front. Fitted with contemporary white

suite of WC and wash hand basin set in oak effect units, and fully wet-walled shower cubicle, with mains shower and drench head. Wet-wall splashback. Heated towel rail.

Rear Vestibule 1.5m x 1.5m

With half glazed, UPVC door to rear garden. Door to bedroom.

Bedroom 4.6m x 4.2m

L-shaped, with fully glazed French doors to rear garden.

Upper Level

Landing 1.9m x 1.6m

L-shaped, with Velux window to rear. Doors to bedrooms and bathroom.

Bedroom 4.5m x 3.6m

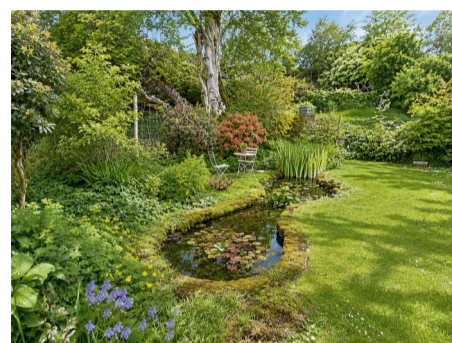
Slightly L-shaped, with double window to loch views. Access door to eaves storage.

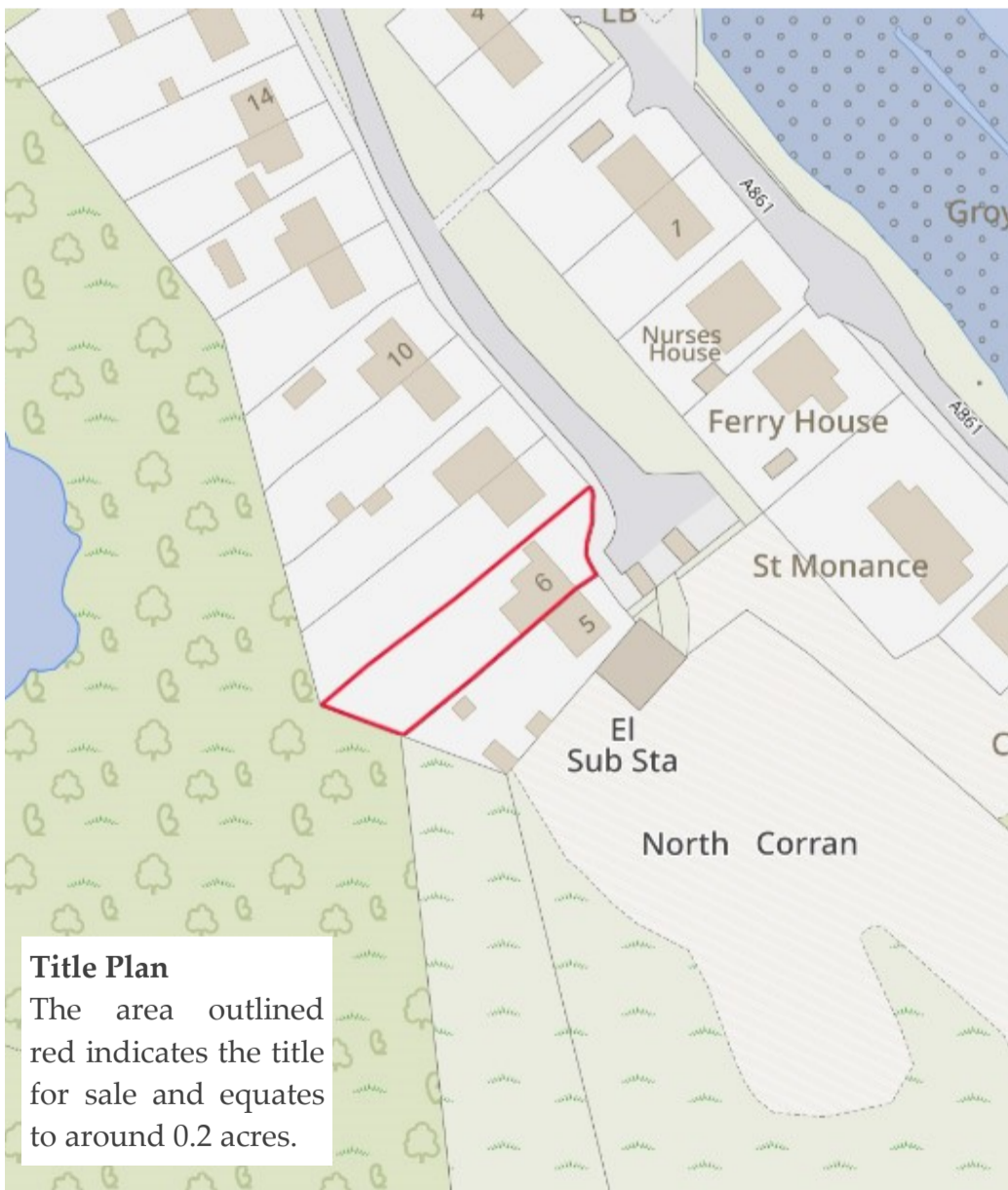
Bathroom 2.4m x 1.5m

With frosted window to side. Fitted with modern white suite of WC, wash hand basin set in graphite coloured gloss vanity unit, and bath with Triton shower over. Tiled splashback. Heated towel rail.

Bedroom 3.5m x 2.3m

With double window to side. Built-in wardrobe. Access door to eaves storage.





Title Plan
The area outlined red indicates the title for sale and equates to around 0.2 acres.

Garden

The property enjoys generous enclosed garden grounds to three sides, extending to approximately 0.2 acres. The front garden is approached via steps and a paved pathway which continues around the property, with an area of lawn complemented by well-stocked flower beds and mature planting. To the side, a pathway leads to the particularly impressive rear garden, featuring a substantial paved patio terrace and an extensive raised lawn, beautifully bordered by mature trees, hedging, shrubs, bushes and seasonal planting. A delightful garden pond, surrounded by natural planting, creates an attractive focal point within this idyllic outdoor space. Further enhancing the appeal are a charming hexagonal greenhouse and a timber garden shed, both of which are included in the sale.

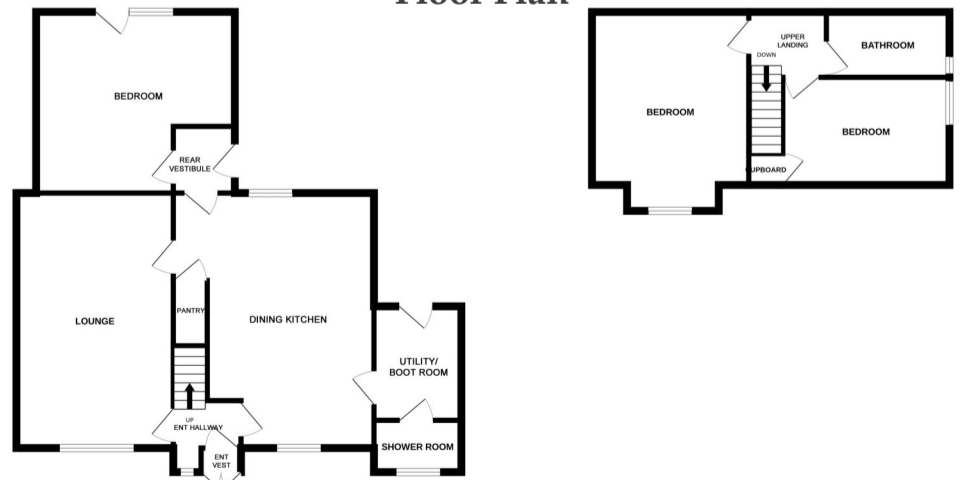
Travel Directions

From Fort William, take the A82 south for 8 miles then cross over on the Corran Ferry. At Ardgour, turn right and follow the road along, taking the first road on the left on to North Corran. Continue to bear left and number 6 North Corran is the 2nd last property located on the right hand side.

 what3words

slower.flows.newspaper

Floor Plan



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).

