



5 Caledonian Apartments

Guisach Terrace, Corpach, Fort William, PH33 7JN

Guide Price £190,000

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PROPERTY

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5 Caledonian Apartments is a beautifully presented & spacious top floor Apartment with 2 Bedrooms. Located in the popular village of Corpach and situated in an elevated position with stunning views towards Ben Nevis, Aonach Mor and Loch Linnhe.

Special attention is drawn to the following :-

Key Features

- Lovely 2 Bedroom top floor Apartment
- With stunning views toward Ben Nevis
- Hallway, open-plan Lounge/Diner
- Modern Kitchen, 2 double Bedrooms
- Newly fitted Shower Room & Loft
- Double glazed windows
- Modern electric heating
- Entrance security alarm system
- Ample private residents parking
- Neptune's Staircase a short walk away
- Caledonian Canal only 15 minutes' walk away
- 15 minutes commute to Fort William by car
- Wonderful family home
- Perfect holiday home
- Ideal buy-to-let investment
- No onward chain



5 Caledonian Apartments is a beautifully presented & spacious top floor Apartment with 2 Bedrooms. Located in the popular village of Corpach and situated in an elevated position with stunning views towards Ben Nevis, Aonach Mor and Loch Linnhe.

The accommodation comprises of a communal entrance with central lift, Hallway with 2 storage cupboards, open-plan Lounge/Diner, Kitchen, Shower Room and 2 double Bedrooms.

In addition to its convenient location 5 Caledonian Apartments offers generous accommodation in a traditional layout with loch and mountain views. The Apartment is double glazed & benefits from modern electric heating and is bought to the market with no onward chain. Private resident parking is located to the rear of the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the private resident's carpark at the rear of the property and entry into the communal entrance. Through the security door, turn right, take the stairs or take the lift up to the top level. Number 5 is located directly ahead.

HALLWAY 7.4m x 2.3m (max)

With electric heater, laminate flooring and doors leading to the Lounge/Diner, both Bedrooms and the Shower Room.

LOUNGE/DINER 5.5m x 4.5m (max)

Bright L-shaped room with bay window in the Lounge area & further window in the Dining area taking full advantage of the unrestricted loch & mountain views, electric heater, laminate flooring and semi-open plan to the Kitchen.

KITCHEN 3.2m x 2.3m

Fitted with a range of modern light grey coloured base & wall mounted units, complementary work surfaces over, sink & drainer, electric oven & hob with extractor hood over, fridge/freezer, washing machine and laminate flooring.

BEDROOM ONE 3.6m x 3m

With window to the front elevation with views looking out over loch Linnhe & beyond, built-in wardrobe with sliding mirrored doors, electric heater and laminate flooring.

SHOWER ROOM 2m x 1.4m

With modern white suite comprising of walk-in shower enclosure, wash basin, WC, feature wall mounted mirror, electric heater, tiled walls and tiled flooring.



BEDROOM TWO 3.6m x 3.4m (max)

With window to the front elevation with views over Loch Linnhe and surrounding countryside, built-in wardrobe with sliding mirrored doors, electric heater and laminate flooring.

LOFT

The Loft is accessed via a hatch in the Hallway.

GARDEN

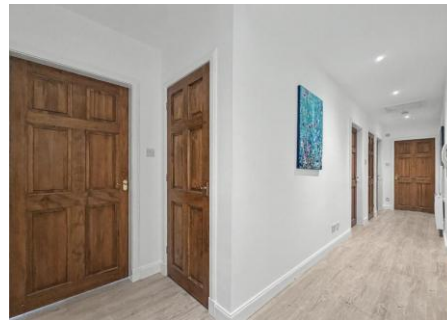
The communal garden to the front & side of the Apartments is laid with grass bounded by a timber fence. The rear garden is laid with tarmac and provided private parking for Caledonian Apartments.

SHORT TERM LET LICENCE

5 Caledonian Apartments currently holds a short-term licence to let and is rented out as a very successful letting unit. The business is available under separate negotiation.

CORPACH

Corpach is approximately 4 miles from Fort William Town Centre. Corpach offers a well-stocked shop, local primary school, pub & hotel. A regular bus service operates between Corpach & Fort William.



5 Caledonian Apartments Corpach



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.

Council Tax: Band TBC **EPC Rating:** C76

Gross internal floor area (m²) : 78

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.



Title Plan as per Registers of Scotland

DIRECTIONS

From Fort William take the A830 towards Mallaig. Continue ahead for approx. 2 miles. Turn right opposite the shops, where signposted Guisach Terrace. Follow the road up and round to the left and then turn left again into the private parking area at Caledonian Apartments. Enter the Apartments directly ahead and take the lift or the stairs to the upper level.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

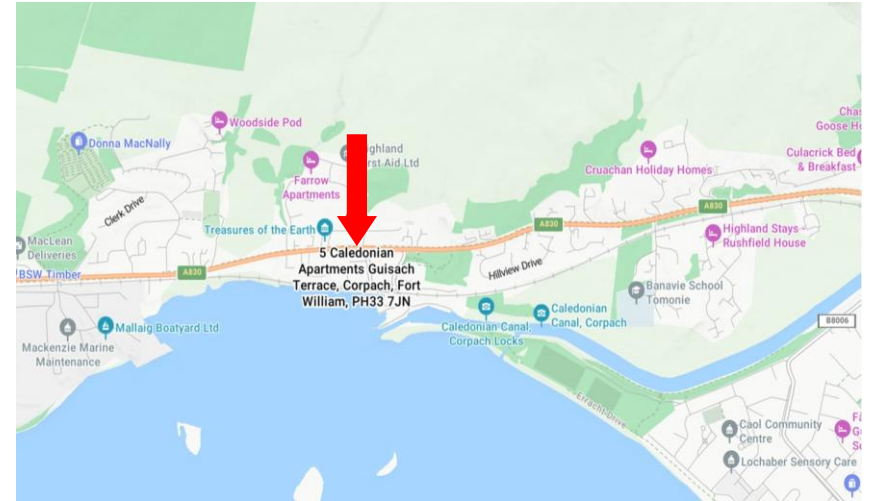
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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