



5 Montrose
Mansions

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Corpach, Fort William, PH33 7JQ

Guide Price £260,000

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PROPERTY

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5 Montrose Mansions is a beautifully presented & spacious semi-detached House, located in a south facing elevated position with panoramic views over Loch Linnhe, towards Ben Nevis and the surrounding countryside. Set in extensive well-maintained gardens and with private parking & large timber shed, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached House
- Unrestricted views of Loch Linnhe & Ben Nevis
- Much sought after & desirable location
- Entrance Porch, Hallway, Lounge
- Kitchen/Diner, Bathroom
- Upper Landing, 3 Bedrooms
- Large Loft with development potential
- Attractive multi fuel stove in Lounge
- LPG central heating
- Double glazed windows
- Sizeable well-maintained garden
- Timber shed with power & lighting
- Private parking at rear of property
- Wonderful family home



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The ground floor accommodation comprises entrance Porch with storage cupboard, Hallway, Lounge, Kitchen/Diner and Bathroom.

The first floor accommodation offers a spacious Upper Landing and 3 Bedrooms. There is also a large Loft space which is accessed from the Upper Landing.

In addition to its popular location, 5 Montrose Mansions has recently been upgraded. Offering spacious accommodation in a traditional layout, benefiting from Lpg central heating and double glazed windows.

APPROACH

Via the front of the property and entrance into the Porch or via the rear garden and entry into the Kitchen/Diner.

PORCH 2m x 1m

With storage cupboard, engineered oak flooring and door leading to the Hallway.

HALLWAY 3m x 2m (max)

With newly carpeted stairs rising to the first floor, radiator, engineered oak flooring and doors leading to the Lounge and Bathroom.

LOUNGE 4.3m x 4.2m

With window to the front elevation taking advantage of the wonderful views, attractive multi fuel stove, radiator, engineered oak flooring and double doors leading to the Kitchen/Diner.

KITCHEN-DINER 4.7m x 2.5m

Fitted with a range of modern grey gloss base & wall mounted units, complementary work surfaces over, composite sink & drainer, electric hob with extractor hood over, electric oven plumbing for washing machine, space for freestanding fridge/freezer, space for dining furniture, luxury vinyl flooring, window to the rear elevation and patio doors leading to the rear garden.

BATHROOM 2.6m x 1.5m

Fitted with a white suite comprising bath with shower over, wash basin set in a vanity unit, WC, heated towel rail, tiled walls, laminate flooring and frosted window to the rear elevation.

UPPER LANDING

With window to the front elevation, radiator, newly fitted carpet, access hatch to the Loft and doors leading to all 3 Bedrooms.



BEDROOM ONE 4.2m x 3.4m

With window to the front elevation taking advantage of the superb loch & mountain views, radiator and newly fitted carpet.

BEDROOM TWO 3.3m x 3.1m

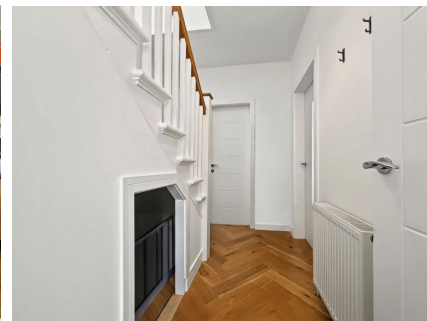
With window to the rear elevation, radiator and newly fitted carpet.

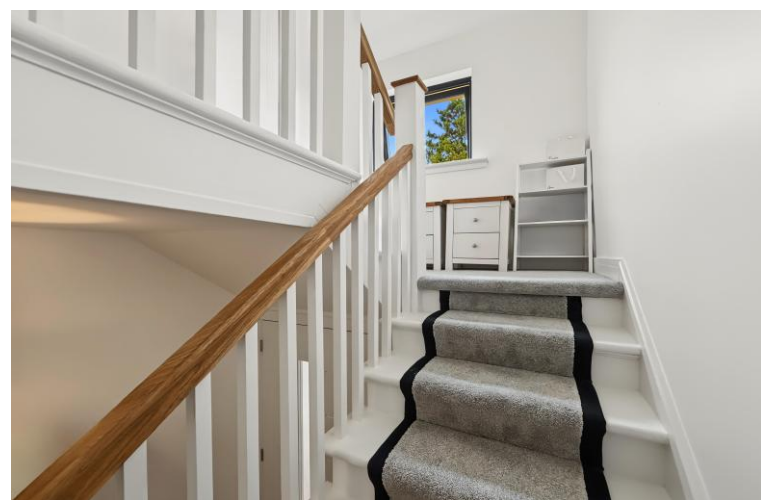
BEDROOM THREE 3.1m x 2.2m

With window to the front elevation, radiator and newly fitted carpet.

GARDEN

The sizeable, well maintained garden surrounds the property. The front garden is accessed via steps and is enclosed by a timber fence and is laid mainly with grass with paved paths leading to the front door & side garden and has spectacular views over Loch Linnhe, Ben Nevis & the countryside beyond. The side garden is also laid with grass with a paved path & with a gate leading to the rear garden. The tiered rear garden is on 3 levels. The lower level is gravelled with steps leading up to the upper levels. The second level is laid with grass and offers space for a children's play area. The third level is laid with gravel and houses a timber shed and provides private off-street parking for 2 vehicles. The extensive garden grounds provide various areas for garden furniture and offer perfect locations for dining alfresco, relaxing and enjoying the amazing views.





5 Montrose Mansions, 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
Lpg bottles

Council Tax: Band C **EPC Rating:** F36

Gross internal floor area (m²) 83

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.

DIRECTIONS

Follow the A82 from Fort William to Nevis Bridge, then turn left. At the roundabout take the second exit and continue on the A82. At the next roundabout take the first exit and continue on the A82. At the next roundabout take the first exit signposted for Mallaig A830. Go straight on at the traffic lights. At the next roundabout take the second exit A830. Passing through Banavie. Continue ahead until the shops, which are on the left, Number 5 is directly opposite on the right and can be identified by the For Sale sign.

FORT WILLIAM

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

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 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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