



2 The Corries

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Caledonia Park, Invergloy, Spean Bridge, PH34 4DW

Guide Price £375,000

Fiuran
PROPERTY

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2 The Corries is an immaculately presented & spacious 2 storey end-terrace Villa. Set in the most majestic location with unrestricted, breathtaking views over Loch Lochy & nestled amongst some of the most wonderful countryside that the Highlands has to offer. With garden and direct access via a slipway to the Loch, this property would make an amazing family home, a superb holiday retreat, or a perfect buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Stunning end-terrace modern Villa
- Surrounded by magnificent scenery
- Fine open loch & mountain views
- Beautifully presented & in walk-in condition
- Porch, open plan Lounge/Kitchen/Diner
- Inner Hall, 2 ground floor Bedrooms
- Bathroom, Upper Landing with Study Area
- 2 further Bedrooms both with En Suites
- Some furniture available under negotiation
- Mitsubishi air source heat pump
- uPVC double glazed windows & doors
- Private garden with patio area
- Direct access to the Loch & timber boat shed
- Allocated parking for 2 vehicles
- Only 20 minutes' commute to Fort William
- No onward chain



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The lower accommodation comprises the entrance Porch, open plan Lounge/Kitchen/Diner, Inner Hall, Bathroom, and 2 Bedrooms.

The First Floor consists of the Upper Landing with study area, 2 further Bedrooms both with En Suite Shower Rooms.

In addition to its peaceful, rural location and its incredible views, 2 The Corries was built to a very high standard in 2014 and offers spacious and modern accommodation. The property benefits from central heating powered by a Mitsubishi air source heat pump and is fitted with uPVC windows & external doors.

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

APPROACH

Via the front garden and entry into the Porch.

PORCH 2.5m x 1.6m

With external door to the front elevation, coat hooks & bench storage, radiator, Quickstep laminate flooring and door leading to the Lounge.

LOUNGE/DINER 5.2m x 4.5m

Generous open plan and bright room with sliding patio doors to the rear elevation which open onto the patio area with splendid loch & mountain views, radiator, wooden stairs rising to the first floor, open to the Inner Hall and Quickstep laminate flooring.

KITCHEN 3m x 2.8m

Open plan to the Lounge/Diner, fitted with a range of modern red gloss wall & base mounted units, complementary work surfaces over, stainless steel sink & drainer, electric double oven & hob with extractor hood over, integrated fridge/freezer, dishwasher, 2 washer/dryers and Quickstep laminate flooring.

INNER HALL 3m x 1.1m

With boiler cupboard (housing the cylinder for the air source heat pump), understairs storage cupboard, radiator, Quickstep laminate flooring and doors leading to the family Bathroom, Bedroom One and Bedroom Two.

BATHROOM 2.4m x 2.3m

With white suite comprising bath with shower over, wash basin, WC, wall mounted mirror cabinet, heated towel rail, tiled walls, and vinyl flooring.



BEDROOM ONE 3.5m x 2.6m

With 2 windows to the rear elevation with wonderful loch & mountain views, 2 double built-in wardrobes, radiator and Quickstep laminate flooring.

BEDROOM TWO 4.6m x 3.5m

With window to the side elevation, radiator and Quickstep laminate flooring.

UPPER LANDING 3.8m x 2.7m (max)

With wooden stairs & glass banister, study area, Velux window, radiator, laminate flooring and doors leading to Bedroom Three and Bedroom Four.

BEDROOM THREE 5.3m x 3.4m (max)

With dual aspect Velux windows to the front & rear elevations, large built-in wardrobes, hatch access to the loft space, 2 radiators and door leading to the En Suite Shower Room.

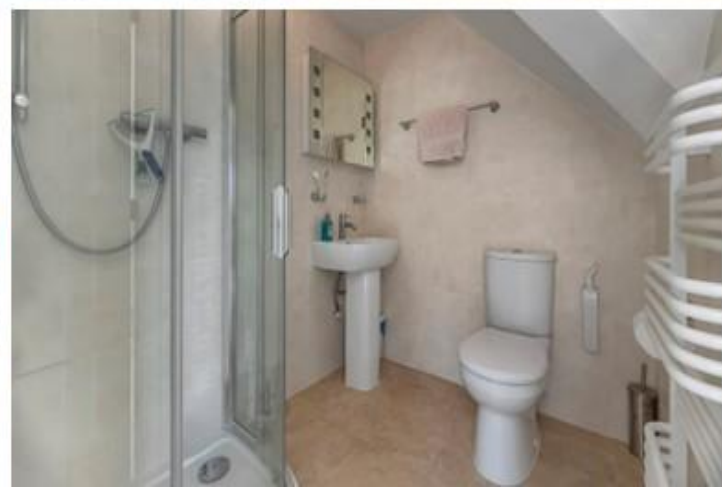
EN SUITE SHOWER ROOM 2m x 2m

With white suite comprising shower enclosure, wash basin, WC, bidet, wall mounted mirror cabinet, heated towel rail, tiled walls and vinyl flooring.

BEDROOM FOUR 4.9m x 4.6m (max)

With Velux window to the rear elevation, large built-in wardrobe with sliding mirrored doors, 2 radiators, door leading to the En Suite Shower Room and external sliding patio doors with glass balustrade with tranquil loch & mountain views.





EN SUITE SHOWER ROOM 2m x 1.7m (max)

With white suite comprising shower enclosure, wash basin, WC, wall mounted mirror cabinet, heated towel rail, tiled walls and vinyl flooring.

EXTERIOR

To the front of the property is a grassed area planted with bushes with shrubs & with a block paved path leading to the front door. To the rear elevation is a grassed lawn with a patio area providing ample space for garden furniture, this is the most amazing place to sit, relax, dine alfresco and enjoy the spectacular elevated views over Loch Lochy and surrounding countryside. There are 2 parking spaces allocated for the exclusive use of 2 The Corries. There is also the bonus of the private access to Loch Lochy via a track which leads down to a timber boatshed and the slipway.

THE CORRIES

The Corries Complex consists of eight units (four houses & 4 flats) all managed by a factor, Holme Park Corrie Lochan. Each unit pays an annual management charge. 2 The Corries currently pays £3,704.00 per annum. The management fees cover buildings insurance, maintenance of the communal electricity supply, external repairs as and when required to include roof, guttering, window seals, garden maintenance including fencing, window cleaning, management of the private water supply to include annual water quality checks, upkeep of the septic tank, car park lighting, tree management and emergency call out.



2 The Corries, Caledonia Park, Invergloy



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 electricity,
Water is pumped from a private bore hole
Drainage is to a communal septic tank
(Klargester Unit)

Council Tax: Band E

EPC Rating: B82

Gross internal floor area (m²) 141

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

From Fort William follow the A82 north for approx. 15 miles to Invergloy. At the East Lodge of the Invergloy Estate there is a prominent duck pond on the left. Immediately after the pond, The Corries is signposted on the left hand side of the road. Turn left where sign posted and go down the hill. Please park in either of the first 2 parking bays where indicated for Number 2 The Corries.

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 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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