



44 Drumfada Terrace

Corpach, Fort William, PH33 7JU

Guide Price £180,000

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PROPERTY

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44 Drumfada Terrace

Corpach, Fort William, PH33 7JU

Located in the popular village of Corpach, 44 Drumfada Terrace is a very desirable & spacious end-terraced House with 3 Bedrooms. With enclosed garden to the front, side & rear and with private driveway, it will make a wonderful home or an ideal buy to let investment.

Special attention is drawn to the following :-

Key Features

- Spacious end- terrace House
- Sought after & very desirable location
- Porch, Hallway, Lounge, Kitchen
- Rear Vestibule, Upper Landing
- 3 bedrooms, Shower Room and Loft
- Multi-fuel stove with back boiler
- Double glazed windows
- Enclosed garden with driveway
- Wonderful family home
- Perfect purchase for first time buyers
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car
- No onward chain
- Vacant possession



Located in the popular village of Corpach, 44 Drumfada Terrace is a very desirable & spacious end-terraced House with 3 Bedrooms. With enclosed garden to the front, side & rear and with private driveway, it will make a wonderful home or an ideal buy to let investment.

The ground floor accommodation comprises the entrance Porch, Hallway, Lounge, Kitchen and rear Vestibule.

The First Floor offers the Upper Landing, 3 Bedrooms and the Shower Room.

There is also a Loft space which is accessed via a hatch in the Upper Landing.

In addition to its picturesque location, 44 Drumfada Terrace is fully double glazed, benefits from a multi fuel stove with back boiler and is brought to the market without a forward chain.

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

APPROACH

Via the enclosed gated front garden and entry into the Porch.

PORCH 1.2m x 1.1m

With external door to the front elevation, fitted carpet and door leading to the Hallway.

HALLWAY 3.7m x 2.2m

With carpeted stairs rising to the first floor, window to the front elevation, 3 storage cupboards, radiator, fitted carpet and door leading to the Lounge.

LOUNGE 5.9m x 3.4m (max)

With dual aspect windows to the front & rear elevations, multi fuel stove with back boiler, radiator and laminate flooring.

KITCHEN 3.5m x 2.7m

Fitted with a range of base units, complementary work surfaces over, steel sink & drainer, electric cooker & hob with extractor hood over, tiled splashbacks, breakfast bar, storage cupboard, radiator, window to the rear elevation, vinyl flooring and door leading to the rear Vestibule.

REAR VESTIBULE 1.8m x 0.9m

With under stairs storage cupboard, vinyl flooring and external door leading out to the rear garden.

UPPER LANDING 3.7m x 0.9m

With window to the side elevation, fitted carpet, hatch access to the Loft and doors leading to all 3 and the Shower Room.

BEDROOM ONE 3.1m x 2.8m (max)

L-shaped with window to the front elevation storage cupboard, radiator and fitted carpet.



BEDROOM TWO 4.3m x 3.1m

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

BEDROOM THREE 4.9m x 2.9m (max)

Slightly L-shaped with 2 windows to the rear elevation, radiator and fitted carpet.

SHOWER ROOM 2.2m x 1.7m

With white suite comprising of walk-in shower enclosure, wash basin, WC, radiator, frosted window to the rear elevation and vinyl flooring.

GARDEN

The enclosed garden extends to the front, side & rear elevations. The front garden is bounded by timber & wire fencing with hedging plants and is laid mainly with gravel with paving slabs leading to the front door. The side garden is also laid with gravel and provides ample off-street parking. There is a gate from the side garden leading through to the rear garden. The rear garden is bounded by timber fencing and is laid with a mixture of paving slabs & concrete. The rear garden houses three timber sheds.

CORPACH

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



44 Drumfada Terrace, 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 C

EPC Rating: E44

Gross internal floor area (m2) 87

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 until you reach Nevis Bridge, then turn left. At the roundabout take the second exit, 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. Pass the shops (on the left) and Treasurers of the Earth (on the right). Take the second turning into Drumfada Terrace Number 44 is on the right-hand side and can be identified by the For Sale sign.

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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Nearby Caledonian Canal
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