

24 THE CORRIES, CLAGGAN



KEY FEATURES

Two-bedroom ground-floor flat

Private front garden

Access to a communal rear area

Hillside views

Close to a local shop and children's play park

Excellent renovation opportunity

Council Tax Band: B

Energy Performance Rating E:49

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE:£110,000

DESCRIPTION

24 The Corries is a two-bedroom ground-floor flat built around 1950s with an approximate floor area of 60 sq. m.

Situated in Claggan the property enjoys views of the surrounding hills. It benefits from its own private front garden along with access to a communal area at the rear.

Conveniently located close to a local shop and children’s play park the flat offers excellent potential for buyers looking to create a home to their own taste.

Please note that the property is in need of renovation and modernisation throughout.

LOCATION/AMENITIES

Claggan is approximately 1 mile North of Fort William with a regular bus service to and from the town centre. Claggan has a well stocked shop within walking distance of the property.

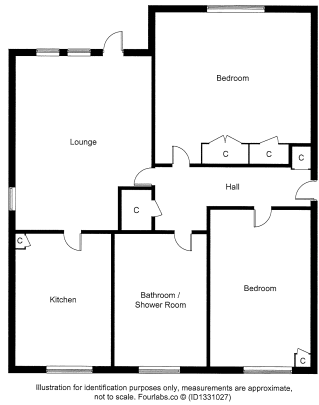
Fort William is the main district town of Lochaber, known as the “Outdoor Capital of the UK”. There are extensive facilities to include a hospital, mainline railway station, bus station, cinema, supermarkets and a range of local shops, coffee shops, hotels, restaurants and bars.

The town is a popular tourist destination with access to the lochs at Corpach Basin on the Caledonian Canal, the West Highland Way, the Great Glen Way, Ben Nevis and Glen Nevis.

ACCOMMODATION COMPRISES: Hallway, Two Double Bedrooms, WC Room, Lounge, kitchen.

DIRECTIONS - 24 The Corries, Claggan PH33 6QN

From Fort William town centre, travel north on the A82 and continue until you reach the signs for Claggan. Before the pedestrian crossing and mini-roundabout, turn right onto Claggan Road. Follow the road past the SPAR shop, then take the second left onto The Corries. Number 24 is located just behind the street sign.



HALLWAY: 3.59m x 1.47m

T-shaped hallway featuring two built-in storage cupboards.

LOUNGE: 4.73m x 3.72m

Spacious front-facing lounge offering direct access to the garden and kitchen, with attractive views towards the hillside.

KITCHEN: 2.97m x 2.98

Fitted kitchen featuring an integrated hob, oven and extractor fan, with by white tiled splashbacks around the work surfaces. The kitchen also has views over the communal rear area.

TOILET ROOM: 2.96m x 1.54m

BEDROOM: 3.58m x 2.14m

Rear-facing single bedroom featuring a built-in cupboard.

BEDROOM: 3.02M 3.49M

Front-facing bedroom featuring built-in cupboards and views over the front garden.



EXTERNAL

The property benefits from a private, enclosed front garden, providing an attractive outdoor space.
To the rear is a shared communal area offering additional outdoor space with washing lines.



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