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20 DRUMFADA TERRACE, CORPACH, FORT WILLIAM



**Two bedroom end-terraced dwellinghouse,
in very good order throughout**

- Well-proportioned Living Room
- Modern Kitchen
- Two double Bedrooms
- Family Bathroom
- Solid fuel central heating
- Double glazing
- Spacious Garden
- Parking Area



OFFERS OVER £118,000

38 High Street, Fort William, Inverness-shire PH33 6AT

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E-mail property@solicitors-scotland.com

Website www.solicitors-scotland.com

20 Drumfada Terrace forms a well-proportioned well-maintained two bedroom end-terraced dwellinghouse in a popular location in the village of Corpach. Corpach is situated on the A830 "Road to the Isles", four miles west of Fort William, the main town in Lochaber, and the largest town in the Highlands. The property would form an ideal first home for a young couple or small family and the well-proportioned gardens, laid mainly to gravel and hard-standing make for low maintenance. The large garden shed in the rear garden provides additional valuable storage space.

Enter by the front door into a ground floor hallway providing access to both living room and kitchen and upstairs there are two double bedrooms and a well-proportioned bathroom. A driveway to the side of the property provides space for parking of at least two cars.

Corpach is served by two well-stocked shops, a number of licensed premises etc and the local primary school is at Banavie, a short distance away. A regular bus service links Corpach to Fort William which provides further amenities of supermarkets, a wide range of shops, licensed premises, restaurants, hotels etc. The new medical centre and Lochaber High School are situated at Lochybridge, approximately two miles to the east on the A830.

LOCATION – 20 Drumfada Terrace, Corpach, Fort William, PH33 7JT

From Fort William Town Centre travel north on the A82 as far as the mini-roundabout at Lochybridge. Take the first turning on to the A830 and travel approximately two miles to Corpach. Once through the 30mph zone take the first turning on the right into Drumfada Terrace. Number 20 is approximately two hundred metres up on the left hand side.



ACCOMMODATION

Enter by the front door into **entrance lobby (1.88m x 0.95m)** with small window overlooking front and ample storage space, leading in turn to downstairs hallway with stairs off to first floor level. Central heating radiator.

LIVING ROOM 5.85m x 3.0m (at widest)



With windows to front and rear. Feature fireplace with solid fuel stove. Two central heating radiators. Fitted carpet.



KITCHEN 3.35m x 3.0m

"L"-shaped with modern floor and wall units. Tiled flooring. Window overlooking rear garden. Single drainer sink. Plumbed for automatic washing machine. Radiator. Pine-lined ceiling with concealed downlighters. Large storage larder. Bottled gas. Cooker and extractor fan. Door to rear porch giving access to rear garden.

Kitchen continued



curtain. Central heating radiator. Partially tiled walls. Built-in storage unit.



FIRST FLOOR ACCOMMODATION
FRONT BEDROOM 4.5m x 2.85m
Window overlooking front with views towards Aonach Mor and Ben Nevis. Central heating radiator. Large built-in wardrobe space.

EXTERNALLY



REAR BEDROOM 2.9m x 2.9m
Double window overlooking rear garden. Large built-in wardrobe with hanging and storage space. Further shelved storage cupboard. Central heating radiator.

The front, side and rear gardens are laid mainly to gravel, for ease of maintenance, and there is vehicular access to the side of the property and room for parking of at least two cars. The front garden is small and easily maintained with mature flower/shrub borders. The rear garden houses a large timber shed.



BATHROOM 1.7m x 1.75m
Frosted glass window to rear. Three-piece suite of bath, wash hand basin and wc with instant electric shower over bath and shower

EXTRAS – All carpets, floorcoverings, curtains and blinds are included in the sale price. The cooker and extractor fan within the kitchen and the garden shed are included in the sale price.

SERVICES – Mains water, electricity and drainage services. Bottled gas.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £118,000 are sought.

Further Particulars from and Enquiries and Offers to the Selling Agents:-

McIntyre & Company
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F. 01397 705070

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These Particulars, while believed to be correct, are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish legal terms. The Seller will not be bound to accept the highest, or indeed any, offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.