

# 5, CLAYMHOR, HILLVIEW DRIVE, CORPACH, FORT WILLIAM

**mcintyre & co**  
*Solicitors & Estate Agents*



Desirable village location approx. 5 miles from Fort William

Semi-detached family home with off street parking

Spacious and well maintained with garden to front and rear

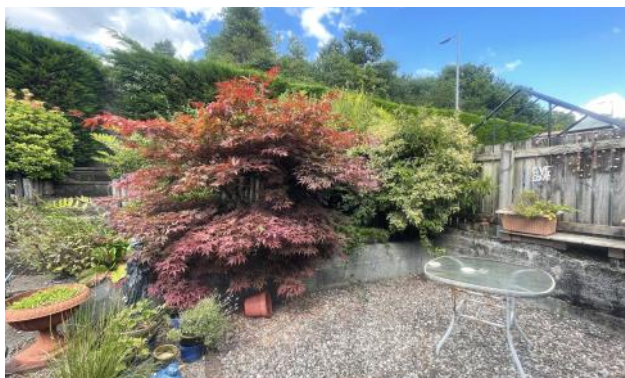
Lounge/Kitchen/Bathroom/Three bedrooms (1 Ground Floor, 1 En-Suite)

Enjoying views towards Ben Nevis and the surrounding mountains

No chain so early date of entry is available

Double Glazing / Electric heating

Tenure is Freehold / Council Tax Band E / EPR E:42



**GUIDE PRICE:**  
**£220,000**

## DESCRIPTION:

McIntyre & Company are delighted to bring 5 Claymhor, Hillview Drive to the market. This is a well presented 3 bedroom semi-detached property that is located in the desirable village of Corpach. No 5 forms a great size family home that is situated to take advantage of views towards Ben Nevis and the surrounding hillside.

Built around the 1986 this spacious family home spans approximately 100sq m. In addition to its popular and convenient location the property benefits from double glazing, electric heating, a large kitchen-diner and a lounge-diner, 3 good size bedrooms, one is en-suite and has walk-in storage and one is on the ground floor, excellent storage throughout and neutral décor to the ground floor.

The property is ideal for a first time buyer, a wonderful family home or an excellent buy-to-let investment.

Tenure is Freehold. / Council Tax Band E. / Energy Performance Rating E: 42.

There is no chain and therefore an early date of entry could be available.

It should be noted that any appliances have not and will not be tested and are sold as seen.

**Accommodation comprises:** **Ground Floor:** Entrance Porch, Inner Hallway, Lounge-diner, Kitchen-diner, Bedroom. **First Floor:** Two Bedrooms and Bathroom.

## LOCATION/AMENITIES:

The property is located within the popular village of Corpach where there is a well stocked supermarket, hotel and public house close by. Further local amenities are available in Caol and also Fort William.

Fort William is the main district town of Lochaber and is known as the Outdoor Capital of the UK. The area boasts some of the most beautiful scenery in Scotland and provides a number of outdoor pursuits including walking, climbing, sailing, skiing and mountain biking to name but a few.

There are train and bus services operating from Corpach to Fort William Town Centre and connecting the town to Glasgow, Inverness, Oban and Skye. The Caledonian overnight sleeper service to London also operates from Fort William on a daily basis.

The southern end of the Caledonian Canal terminates at Corpach and the world renowned West Highland Railway Line also runs by the village alongside Loch Linnhe.

## **DIRECTIONS: 5, Claymhor, Hillview Drive, Corpach, PH33 7LS**

From Fort William Town Centre travel North along the A82 Fort William to Inverness Road. At the roundabout at the Ben Nevis Distillery turn left and continue onto the A830. Continue until reaching the signs for Corpach. Claymhor, Hillview Drive is the left turn immediately before the Co-Op. No 5 Claymhor is on the right just inside Hillview Drive.

**PORCH 2.07m x 2.06m into INNER HALLWAY**

Inner hallway, porch and stairs have co-ordinated carpet flooring. Storage space below the stairs.

**LOUNGE 5.01m x 4.20m**

Spacious front facing room enjoying views towards Ben Nevis and the surrounding mountains. Feature fireplace with marble effect tile hearth and mantle. Carpet flooring.

**KITCHEN-DINER 4.43m x 3.47m**

Fitted with a variety of wall, drawer and base units. Vinyl flooring. Access to rear garden.

**G.F BEDROOM 3.48m x 2.67m**

Built in cupboard with hanging rail and shelving. Carpet flooring and views over the pretty rear garden.

**FIRST FLOOR:**

**LANDING:**

Large walk-in cupboard **1.79m x 1.01m** with shelving and houses the water tank. Carpet flooring Access to loft.

**BEDROOM 4.67m x 2.99m**

Front facing enjoying views towards Ben Nevis. Fitted wardrobes with sliding doors. Walk-in cupboard **1.79m x 1.0m** with hanging rail, light and shelving. Carpet flooring.

**EN-SUITE 2.31m x 1.50m**

Shower cubicle with wet wall finish, W.C, wash hand basin, vinyl flooring and heated towel rail.

**BATHROOM 2.60m x 1.50m**

Comprises: Bath, W.C and wash hand basin.

**BEDROOM 3.70m x 2.44m**

Front facing enjoying views towards Ben Nevis. Cupboard with hanging rail and shelving. Carpet flooring.

Measurements have been taken from the longest x widest points.



## EXTERNALLY

The pretty rear garden is tiered with hedge that forms the boundary and provides privacy from the road. There is gated pedestrian access to the pathway for quick access out of Hillview Drive. The garden is neatly kept with a combination of gravel stones, slab path and fully planted raised tiers of small plants and shrubs that include a beautiful Autumn coloured Acer. Outside tap and security light.

At the side is a gravel seating area and timber shed.

The front has a stone chip driveway with parking for 2 vehicles, a slab path that runs the perimeter of the property and a small neatly kept lawn.



McIntyre & Company,

38 High Street, Fort William,

PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: [property@solicitors-scotland.com](mailto:property@solicitors-scotland.com)

Website: [www.solicitors-scotland.com](http://www.solicitors-scotland.com)

These particulars 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 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. Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: [law@solicitors-scotland.com](mailto:law@solicitors-scotland.com) or telephone: 01397 703231.

Are you looking for property for sale in Fort William, check out our website:

[www.solicitors-scotland.com](http://www.solicitors-scotland.com)



### SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany