

48, HILLVIEW DRIVE, CORPACH, FORT WILLIAM

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Solicitors & Estate Agents



Extended, three bedroom semi-detached family home

Substantial living accommodation with a lounge-diner and a kitchen-diner

Double glazing / Oil fired heating / Excellent storage through-out

Enjoys views towards Ben Nevis and the surrounding hillside

Desirable village location approx. 5 miles from Fort William

Substantial off street parking / Detached garage / Garden to front and rear

No chain so early date of entry is available

Tenure is Freehold / Council Tax Band D / EPR D-57



GUIDE PRICE:
£280,000

DESCRIPTION:

McIntyre & Company are delighted to bring 48, Hillview Drive to the market. This is a well presented 3 bedroom semi-detached property that is located in the desirable village of Corpach. Originally built around 1968 and extended around 2012 this spacious family home now spans approximately 108sq m.

In addition to its popular and convenient location, the property benefits from an impressive glass panel frontage, oil fired heating, double glazing, a large kitchen-diner with sliding patio doors that lead onto the patio, a spacious lounge-diner, 3 good size bedrooms, one is located on the ground floor as is the family bathroom. There is excellent storage to include fitted wardrobes to each of the bedrooms. Most of the rooms have an attractive outlet with views towards Ben Nevis or the surrounding hillsides.

No 48 forms a great size family home that has off street parking, a detached garage and relatively low maintenance garden ground to the front and rear.

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 D. Energy Performance Rating D-57.

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:** Inner Hallway, Lounge-diner, Kitchen-diner, Bedroom and Family Bathroom. **First Floor:** Two Bedrooms.

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: 48, 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. Hillview Drive is the left turn immediately before the Co-Op. Drive to the end of the road and number 48 is facing you on the right.

Inner hallway and stairs have co-ordinated quality fitted carpet flooring. Storage cupboard.

LOUNGE-DINER 7.38m x 4.65m

Spacious dual aspect room enjoying lovely hillside views. Feature wall mounted fire, decorative wall lights, store cupboard with lighting and carpet flooring.

KITCHEN-DINER 4.40m x 4.22m

Fitted kitchen with a variety of wall, drawer and base units to include a pull and swing cabinet organiser. Integrated appliances include a fridge, freezer and dishwasher. The Rangemaster double oven with calor gas hob and modern extractor chimney are included in the sale price. Cabinets have a white finish with contrasting dark worksurfaces, splashback and flooring and are finished off with low level lighting. Sliding doors lead onto the patio and garden. Spotlights and press on tile flooring.



G.F BEDROOM 4.22m x 2.71m

Built in cupboard with hanging rail and shelving. Sliding doors lead onto the patio and garden grounds. Quality carpet flooring. Views towards Ben Nevis and the surrounding hillside.



BATHROOM 2.06m x 1.77m

Heritage suite comprises: Corner bath with shower over, W.C and wash hand basin. PVC clad ceiling, part tile and part wet wall finish. Heated towel rail and tiled floor.

FIRST FLOOR:

BEDROOM 4.23m x 2.77m

Fitted wardrobes with hanging rail and shelving. Storage into the eaves. Enjoying views towards Ben Nevis and the surrounding hillside. Carpet flooring.

BEDROOM 4.36m x 3.68m

Triple, mirror fronted wardrobes with hanging rail and shelving. Cupboard houses the water tank. Carpet flooring. Front facing with an attractive outlook towards surrounding hillside.



Measurements have been taken from the longest x widest points.







EXTERNALLY

A low maintenance front garden comprises path, bordered lawn and stepped access with attractive glass panels that lead up to the property.

There is off street parking for 3/4 vehicles and a detached garage with an up and over door and a concrete floor.

To the rear is a large, elevated brick built patio with ample seating and entertaining space that also provides lovely hillside views. A low level wall surrounded by fencing divides the patio and lawn. Outside tap



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