

13, FARROW DRIVE, CORPACH, FORT WILLIAM.

mcintyre & co
Solicitors & Estate Agents



A superb extended, semi-detached family home with fabulous views

Beautifully presented and in immaculate walk-in condition

Desirable village location enjoying lovely views towards Loch Linnhe, Ben Nevis and the surrounding hillside

Modern Bathroom and separate Shower room

Double glazing / Oil fired heating / Interlinked smoke detectors

Tenure is Freehold / Council Tax Band E / EPR E47

Garage / Additional off street parking

Substantial garden with patio and sun decking



Guide price

£330,000

£45,000

BELOW HOME REPORT VALUATION

DESCRIPTION:

McIntyre & Company are delighted to bring 13, Farrow Drive to the market. Originally a four bedroom family home that was altered to create a huge bedroom measuring a whopping 5.28m x 3.5m. With minimal alterations (plaster board wall) the room could easily be converted back to two independent rooms and provide the original four bedrooms if desired.

This is a beautifully presented property that is located in the popular village of Corpach and sits in an elevated position enjoying lovely views to Loch Linnhe, Ben Nevis and the surrounding hillside.

The property is spread over three floors and boasts substantial accommodation through-out. In addition to its beautiful surroundings the house further benefits from double glazing, oil fired heating that is supplemented by a feature fireplace to the sitting room and excellent storage through-out.

Majority of the white goods and garden furniture can be included in the sale price.

ACCOMMODATION: Entrance Porch, Inner Hallway, Study, Sitting Room, Lounge-Diner, Kitchen, Utility, Bathroom and Shower Room. **First Floor,** Master Bedroom. **Lower Ground Floor,** Two bedrooms.

LOCATION/AMENITIES:

Corpach has a well stocked supermarket, cafe and public house. 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 except for Saturdays.

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: 13, Farrow Drive, Corpach, PH33 7JW

From Fort William Town Centre travel North along the A82 Fort William to Inverness Road. At the roundabout at the Ben Nevis Distillery/Shell Filling Station turn left and continue onto the A830 until reaching Farrow Drive which is sign posted on the right approximately 100 meters past the Co-op in Corpach. Turn right after Ravensdale Court into Farrow Drive and follow the road up the hill, Number 13 opposite the junction for Pobs Drive.



PORCH 2.17m x 1.78m

Leading to Inner hallway where there are 3 storage cupboards, access to loft and carpet flooring.

STUDY 3.23m x 2.69m

With built in book cases. Direct access to sun decking area that provides lovely loch and hillside views.

SITTING ROOM 6.57m x 3.31m

Bright and spacious room with open access from the study. A large window to the front elevation floods the room with natural day light and provides beautiful views. Feature fireplace with tiled hearth and timber mantle. Carpet flooring.

LOUNGE-DINER 9.39m x 3.50m

A fabulous formal lounge-diner with dual aspect windows. Accessed from the sitting room or kitchen. The dining area is clearly defined by decorative balustrade and post rail with 2 steps leading up from the lounge area.

KITCHEN 4.34m x 2.61m

Modern fitted kitchen with white, high gloss cabinets and contrasting dark worktops. Under cabinet lighting and tiled walls above work surface areas. Access to the formal lounge-diner.

UTILITY 2.73m x 1.66m

With base and wall units, sink, drainer and plumbing for washing machine. Houses the boiler. Vinyl flooring.



SHOWER ROOM 1.80m x 1.66m

Corner cubicle with tiled walls, W.C, wash hand basin with tiled splashback, heated towel rail, downlights, vinyl flooring.

BATHROOM 2.58m x 1.64m

Modern bathroom with a variety of vanity cupboards, corner bath with shower and side screen over. W.C, wash hand basin.

FIRST FLOOR:

Carpet flooring to stairs and landing

BEDROOM 5.28m x 3.50m

Spacious king size room with dual aspect windows with fabulous loch and hillside views. The free standing wardrobes form part of the sale price.

GROUND FLOOR

Large storage cupboard.

BEDROOM 3.50m x 3.01m

Double room enjoying views over the patio and to the hillside beyond. Triple built in wardrobes.

BEDROOM 3.48m x 2.13m

Spacious single room that is currently set up as an office. Double door built in wardrobes. Views over patio and garden.

Measurements have been taken from the longest x widest points.



EXTERNALLY

An open frontage with a single detached garage with fibre glass door, metal roof, power and lighting.

There are garden grounds to the front and rear which is mainly tiered grass with a variety of trees, shrubs and flowers. Boundaries are in timber post and rail.

In front of the study is a raised timber decking area with newel posts and handrails and a large storage area below. Below the decking is a large split level patio, the perfect spot to sit and enjoy this delightful garden and the views beyond.



McIntyre & Company,

38 High Street, Fort William,

PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: 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 or telephone: 01397 703231.

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

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.

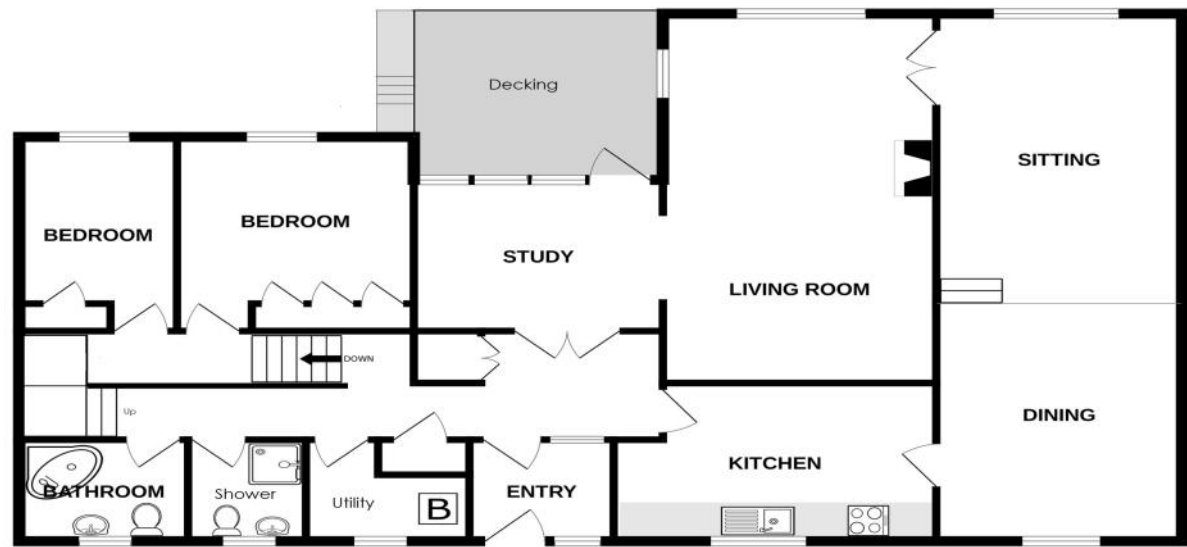


@McIntyreandCoFW



@mcintyreandcompanyfortwilliam

GROUND FLOOR



1ST FLOOR

