

**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



**£365,000**

**£10,000**

**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.



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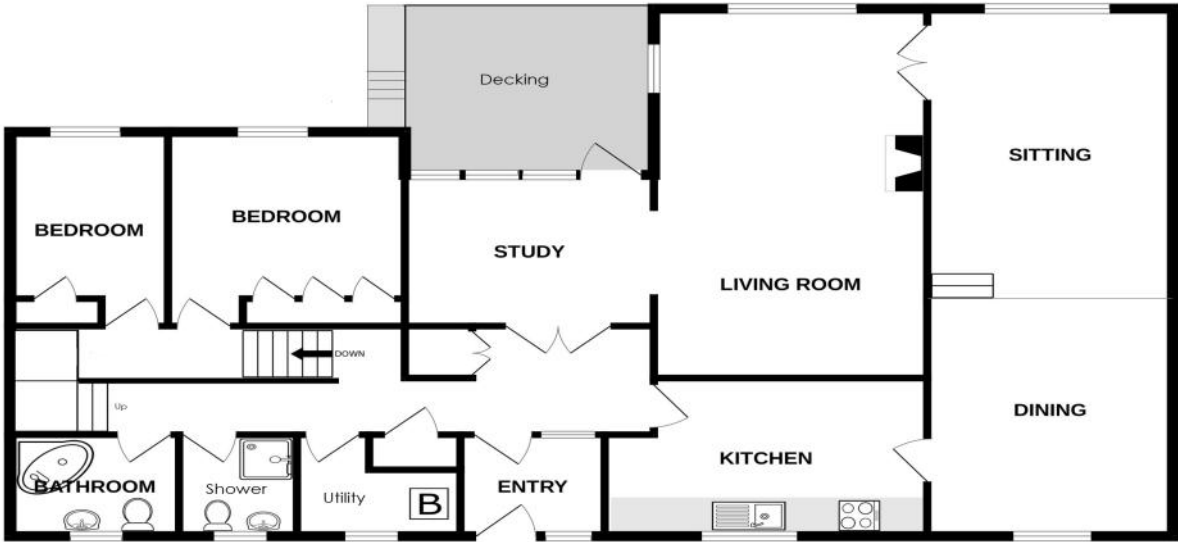


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GROUND FLOOR



1ST FLOOR

