



9 Clerk Drive

Corpach, Fort William, PH33 7LE

Guide Price £190,000

Fiuran
PROPERTY

[Fiuran.co.uk](https://www.fiuran.co.uk)

9 Clerk Drive

Corpach, Fort William, PH33 7LE

9 Clerk Drive is a spacious 3 Bedroom end-terrace family home. Located in the popular village of Corpach, and situated in an elevated position with stunning views towards Ben Nevis, the Nevis Range Mountains and Loch Linnhe.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom end-terrace House
- With stunning views toward Ben Nevis
- Porch, Hallway, Lounge/Diner/Office, Kitchen
- WC, Upper Landing, Bathroom, 3 Bedrooms
- Loft with retractable ladder, power & lighting
- Attractive multi fuel stove in Lounge
- Double glazed windows
- Oil fired central heating
- Enclosed garden with wonderful views
- 3 timber sheds (2 with power & lighting)
- Free on-street parking at rear of property
- Neptune's Staircase a short walk away
- Caledonian Canal only 15 minutes' walk away
- 15 minutes commute to Fort William by car
- Wonderful family home



9 Clerk Drive is a spacious 3 Bedroom end-terrace family home. Located in the popular village of Corpach, and situated in an elevated position with stunning views towards Ben Nevis, the Nevis Range Mountains and Loch Linnhe.

The ground floor accommodation comprises entrance Porch with under stair storage area, spacious Hallway with stairs rising to the first floor, bright open-plan Lounge/Diner/Office, WC, and Kitchen.

The first-floor accommodation offers the Upper Landing, 3 Bedrooms, and family Bathroom.

There is also a partially floored Loft with retractable ladder, power and lighting.

In addition to its picturesque cul-de-sac location, this property offers spacious accommodation in a traditional layout with wonderful loch and mountain views. It is double glazed and benefits from oil central heating. Externally, there is a private garden to the front, side & rear. Free on street parking is located to the rear of the property.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the side of the property and entry into the Porch, or at the rear of the property and entry into the Kitchen.

PORCH 3.1m x 1.3m (max)

With external door to the side elevation, understairs storage area, radiator, wooden flooring, and door leading to the Hallway.

HALLWAY 2m x 2m

With carpeted stairs rising to the first floor, radiator, wooden flooring, and doors leading to the WC, and the open-plan Lounge/Diner/Office.

LOUNGE/DINER/OFFICE 8.3mx 3.4m (max)

With 2 windows to the front elevation taking full advantage of the loch & mountain views, attractive multi fuel stove, with space for dining furniture and office furniture, wooden flooring, and semi-open plan to the Kitchen

KITCHEN 5.3m x 2.6m

Fitted with a base units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, plumbing for washing machine, space for freestanding fridge/freezer, window to the rear elevation, wooden flooring, and external door leading to the rear garden.



WC 1.4m x 1m

With white suite comprising WC & wash basin, radiator, tiled walls, frosted window to the rear elevation, and tiled flooring.

UPPER LANDING

With dual aspect windows to the side & rear elevations, wooden banister, radiator, 2 storage cupboards (1 housing the hot water tank), fitted carpet, doors leading to all 3 Bedrooms, family Bathroom, and hatch access to the Loft.

BEDROOM ONE 3.7m x 2.7m

With dual aspect windows to the front & side elevations with wonderful views over Loch Linnhe and beyond, radiator, and fitted carpet.

BEDROOM TWO 4.5m x 3m

With windows to the front elevation with panoramic unrestricted views towards Ben Nevis, 2 built-in wardrobes, radiator, and fitted carpet.

BEDROOM THREE 4.4m x 2.6m (max)

With window to the rear elevation, built-in wardrobe, radiator, and fitted carpet.

BATHROOM 2.1m x 1.8m

With white suite comprising bath with shower over, WC & wash basin, wall mounted cupboard, heated towel rail, tiled walls, frosted window to the rear elevation, and wooden flooring.



LOFT

Good storage area, partially floored with retractable ladder, power, lighting, and is accessed via a hatch in the Upper Landing.

GARDEN

The sizeable garden is to the front, side & rear and is enclosed with a mixture of timber fencing & hedging plants. The garden is laid mainly with grass, offset with paving slab paths with gates to the side & rear. The garden is planted with trees, shrubs, bushes, and seasonal planting. There are 3 timber sheds, (2 with power & lighting) and a wood store. The garden offers a variety of spaces for garden furniture, an ideal spot for dining alfresco and for enjoying the views.



9 Clerk Drive, Corpach



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.

GENERAL INFORMATION

Services: Mains water, electricity & drainage.
Oil Tank

Council Tax: Band D **EPC Rating:** D59

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

DIRECTIONS

From Fort William take the A830 towards Mallaig. Continue ahead for approx. 2.2 miles. Passing local shops on the left & Treasurers of the Earth on the right. After Treasurers of the Earth take the third right into Drumfada Terrace. Follow the road ahead and round onto Caledonian Road. Clerk Drive is third turning on the left. Number 9 is approximately about halfway along the cul-de-sac on the left hand side can easily be identified by the For Sale sign.

FORT WILLIAM

Steeped in history, this area is surrounded by the most breathtaking scenery of mountains and lochs. The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. Known as the Outdoor Capital of the UK and attracting visitors all year round. Fort William offers bus & train stations, several supermarkets, a leisure centre with swimming pool, a public library, churches, medical centre, many pubs, restaurants, hotels and a variety of shops.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

**Dail-Uaine, Invercoe,
Glencoe, PH49 4HP**

