



6 Caledonian
Apartments



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Guisach Terrace, Corpach, Fort William, PH33 7JN

Guide Price £185,000

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PROPERTY

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6 Caledonian Apartments is a very desirable & spacious top floor Apartment with 3 Bedrooms. Located in the popular village of Corpach and situated in an elevated position with stunning views towards Ben Nevis, Aonach Mor and Loch Linnhe.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom top floor Apartment
- With stunning views toward Ben Nevis
- Hallway, open-plan Lounge/Diner, Kitchen
- 3 double Bedrooms (1 with WC facilities)
- Shower Room, Loft and excellent Storage
- Double glazed windows & electric heating
- Entrance security alarm system
- Ample private residents parking
- 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
- Perfect holiday home
- Ideal buy-to-let investment
- No onward chain



6 Caledonian Apartments is a very desirable & spacious top floor Apartment with 3 Bedrooms. Located in the popular village of Corpach and situated in an elevated position with stunning views towards Ben Nevis, Aonach Mor and Loch Linnhe.

The accommodation comprises of a communal entrance with central lift, Hallway with 3 storage cupboards, open-plan Lounge/Diner, Kitchen, Shower Room, 3 double Bedrooms (1 with WC facilities).

In addition to its convenient location this property offers roomy accommodation in a traditional layout with loch and mountain views. It is double glazed & benefits from electric heating and is bought to the market with no onward chain. Private resident 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 private residents carpark at the rear of the property and entry into the communal entrance. Through the security door, turn right, take the stairs or lift up to the top level. Number 6 is located on the right hand side.

COMMUNAL ENTRANCE

With secure entry system, tiled stairs leading to the upper level Apartments, lift, lighting and tiled flooring.

HALLWAY 7.3m x 1.5m (max)

T-shaped with tiled flooring at the doorway, fitted carpet to remaining Hallway, 3 storage cupboards (1 housing the hot water tank & 1 housing the electric fuse box), hatch access to Loft, storage heater, laminate flooring and doors leading to the Lounge/Diner, all 3 Bedrooms and the Shower Room.

LOUNGE/DINER 5.5m x 4.4m (max)

Bright L-shaped room with bay window & further single window to the front elevation taking full advantage of the loch & mountain views, space for dining furniture & space for office furniture, storage heater, fitted carpet and archway leading to the Kitchen

KITCHEN 3.4m x 2.5m

Fitted with a range base & wall mounted units, complementary wooden work surfaces over, stainless steel sink & drainer, electric oven & hob with stainless steel extractor hood over, tiled splashbacks, space for fridge/freezer, plumbing for washing machine, window to the side elevation and laminate flooring.



BEDROOM ONE 3.4m x 2.7m

With window to the side elevation, built-in wardrobe, panel heater and fitted carpet.

BEDROOM TWO 4.6m x 3.4m (max)

With window to the rear elevation, built-in wardrobe, panel heater, fitted carpet and door to the WC.

WC 1.5m x 1.3m

With white suite comprising WC & wash basin, wall mounted mirror laminate flooring.

BEDROOM THREE 3.4m x 3.2m

With window to the rear elevation, built-in wardrobe with double sliding mirrored doors, panel heater and fitted carpet.

SHOWER ROOM 2.3m x 2m

With white suite comprising shower enclosure, WC & wash basin, wall mounted mirror, shelved storage area, heated towel rail and laminate flooring.

LOFT

The Loft is accessed via a hatch in the Hallway with a retractable ladder.

GARDEN

The communal garden to the front & side of the Apartments is laid with grass bounded by a timber fence.



PARKING

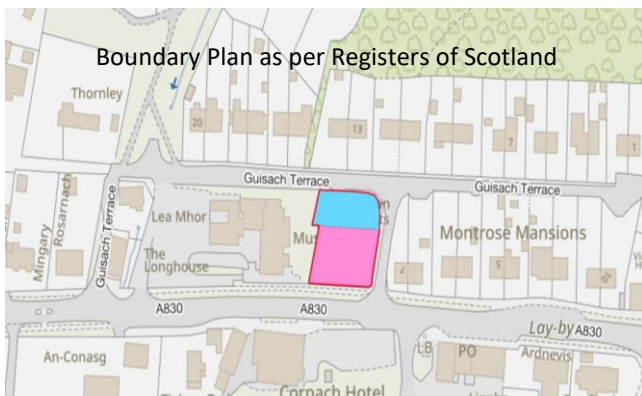
The private residents parking area to the rear of the Apartments is laid with tarmac and offers ample parking.

FACTORING FEES

There are factoring fees payable by each Apartment to the Caledonian Apartments Association, which includes exterior maintenance, lawn cutting, fence painting, window cleaning, interior common area maintenance and lift service. There is an annual meeting whereby the chairperson arranges the above with agreement from all apartment owners. The current fee is £70 per month

CORPACH

Corpach is approximately 4 miles from Fort William Town Centre. There is a well-stocked shop and local primary school. A regular local bus service operates daily between Corpach & Fort William.



6 Caledonian Apartments, 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.

Council Tax: Band E

EPC Rating: C76

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 miles. Turn right opposite the shops, where signposted Guisach Terrace. Follow the road up and round to the left and then turn left again into the private parking area at Caledonian Apartments. Enter the Apartments directly ahead and take the lift or the stairs to the upper level.

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.



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