



24 Annat View

Corpach, Fort William, PH33 7JY

Guide Price £175,000

Fiuran
PROPERTY

Fiuran.co.uk

24 Annat View

Corpach, Fort William, PH33 7JY

24 Annat view is a beautifully presented & spacious semi-detached House, located in the popular village of Corpach. In walk-in condition, it would make an ideal purchase for first time buyers, wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached House
- Well presented & in walk-in condition
- Sought after & desirable location
- Porch, Hallway, Lounge, Kitchen/Diner
- Upper Landing, 2 double Bedrooms
- Dressing Room and Bathroom
- Fully fitted out floored Loft space
- Excellent storage throughout
- Double glazed windows
- Oil central heating
- Enclosed garden with timber shed
- On street parking to front
- Wonderful family home
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car



24 Annat view is a beautifully presented & spacious semi-detached House, located in the popular village of Corpach. In walk-in condition, it would make an ideal purchase for first time buyers, wonderful family home or an ideal buy-to-let investment.

The lower accommodation comprises of the entrance Porch, Hallway, Lounge and Kitchen/Diner.

The First Floor boasts the Upper Landing 2 double Bedrooms, Dressing Room and Bathroom.

There is a large fully floored Loft with power & lighting and which is accessed via a hatch in the Dressing Room.

In addition to its convenient location, 24 Annat View is fully double glazed, benefits from oil central heating and offers generous accommodation in a traditional layout.

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

APPROACH

Via the enclosed gated front garden and entry into the Porch.

PORCH 2.4m x 1m

With external door to the front elevation, window to the side elevation and door leading to the Hallway.

HALLWAY 3m x 1.8m (max)

With carpeted stairs rising to the first floor, 3 storage cupboards, radiator, fitted carpet and door leading to the Lounge.

LOUNGE 5.9m x 3m

With dual aspect windows to the front & rear elevations, 2 radiators, laminate flooring and door leading to the Kitchen/Diner.

KITCHEN/DINER 3.5m x 3.5m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, space for free standing fridge/freezer, plumbing for washing machine, radiator, window to the rear elevation, tile effect vinyl flooring and external door leading out to the rear garden.

UPPER LANDING 2.7m x 2.5m (max)

With storage cupboard, fitted carpet and doors leading to both Bedrooms, Dressing Room and the Bathroom.



BEDROOM ONE 3.5m x 2.9m

With window to the front elevation double built-in wardrobe with sliding mirrored doors, radiator and fitted carpet.

BEDROOM TWO 3.5m x 2.9m

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

BATHROOM 2.7m x 1.7m

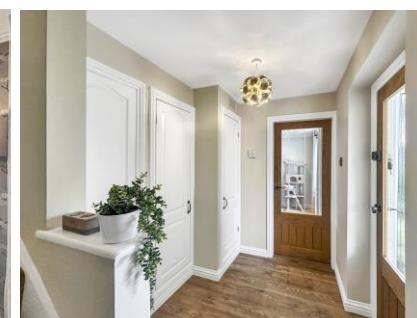
With white suite comprising of bath, WC & wash basin set in a vanity unit, shower enclosure, wall mounted mirror, heated towel rail, frosted window to the side elevation and laminate flooring.

DRESSING ROOM 2.2m x 1.6m (max)

With built-in wardrobe, fitted carpet and access stairs to the fitted out Loft.

LOFT

With Velux window to the rear elevation, radiator and fitted carpet.



GARDEN

The well maintained garden surrounds the property with fine open views. The front garden is enclosed with a timber fence and is laid mainly with grass with paving slabs leading to the front door and is offset with borders planted with shrubs & bushes. The rear garden is again enclosed with a timber fence and is laid mainly with paving slabs with ample space for garden furniture and offers the perfect place for dining alfresco, relaxing and entertaining. There is a large timber shed with power & lighting in the rear garden. The rear garden also houses the oil tank which is screened by timber fencing. There is on street parking to the front of the property.

CORPACH

Corpach is approximately 4 miles from Fort William Town Centre. Corpach offers a well-stocked shop, local primary school, pub & hotel. A regular bus service operates between Corpach & Fort William.



24 Annat View, 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 C **EPC Rating:** E53

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

Follow the A82 from Fort William to Nevis Bridge, then turn left. At the roundabout take the second exit and continue on the A82. At the next roundabout take the first exit and continue on the A82. At the next roundabout take the first exit signposted for Mallaig A830. Go straight on at the traffic lights. At the next roundabout take the second exit A830. Pass the shops (on the left) and Treasurers of the Earth (on the right). Turn second right into Drumfada Terrace, take next left onto Annat View, Number 24 is the second house on the left and can 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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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

