



Station Cottage

Corpach, Fort William, PH33 7JH

Guide Price £180,000

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PROPERTY

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Station Cottage is a charming, detached Cottage, situated in an elevated position above the banks of the Caledonian Canal and with stunning views towards Ben Nevis, the canal & Loch Linnhe. With enclosed sizable garden, it will make a wonderful home.

Special attention is drawn to the following :-

Key Features

- Well-presented detached Cottage
- Sought after & very desirable location
- On the banks of the Caledonian Canal
- Amazing views of Ben Nevis & beyond
- Conservatory, Hallway, Lounge
- Kitchen/Diner, Bedroom and Bathroom
- White goods included in sale
- Contents available under negotiation
- Excellent storage including Loft
- Double glazed windows
- Oil fired central heating
- Enclosed garden with timber shed
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car



Station Cottage is a charming, detached Cottage, situated in an elevated position above the banks of the Caledonian Canal and with stunning views towards Ben Nevis, the canal & Loch Linnhe. With enclosed sizable garden, it will make a wonderful home.

The accommodation comprises of the Conservatory, Hallway, Lounge, Kitchen/Diner, Pantry, Bedroom and Bathroom.

There is also a Loft space which is accessed via a hatch in the Hallway.

In addition to its picturesque location, Station Cottage 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.

CONSERVATORY 2.6m x 2.6m

With external door to the side elevation, wrap around windows to each side elevation with stunning views over the Caledonian Canal and beyond, tiled flooring and door leading to the Hallway.

HALLWAY 4.8m x 1.3m

With radiator, fitted carpet and doors leading to the Lounge, Bedroom and Bathroom.

LOUNGE 4.8m x 4.7m

Spacious room with picture window to the front elevation with views out over the Caledonian Canal and beyond, storage cupboard, 2 radiators, attractive electric fire (open fire behind), fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 3.6m x 3.2m

Fitted with a range of base units, complementary work surfaces over, stainless steel sink & drainer, electric oven, Lpg hob with extractor hood over, dishwasher, free standing fridge/freezer, washing machine, radiator, window to the side elevation, vinyl flooring, door leading to the walk-in Pantry (1.5m x 1.2m) and external stable door leading out to the rear garden.

BEDROOM 3.5m x 3.3m

With window to the front elevation with views out over the Caledonian Canal and towards Ben Nevis, 2 large built-in wardrobes, radiator and fitted carpet.

BATHROOM 3.7m x 1.7m

With white suite comprising of bath with shower over, WC & wash basin, frosted window to the side elevation and vinyl flooring.



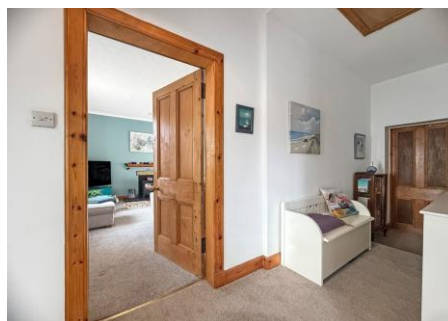
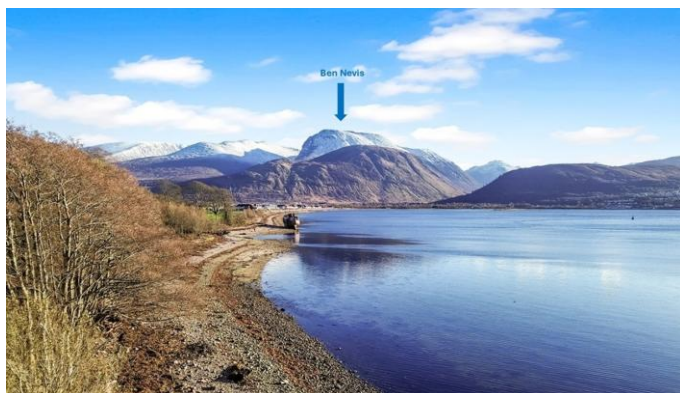
GARDEN

The well-maintained garden surrounds the property and is enclosed with timber fences and offers fine open views of the Caledonian Canal, Ben Nevis, Loch Linnhe and beyond. There is ample space for garden furniture as the garden is the perfect place for dining alfresco, relaxing and entertaining. A timber shed is housed in the side garden.

Please note there is no parking at Station Cottage. Access is on foot only via a right of access through the neighbouring property (please see title plan on page 6) or at the rear of the property on foot from Kilmallie Hall (where a car can be parked in the public car park).

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.



Station Cottage, 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:** E41

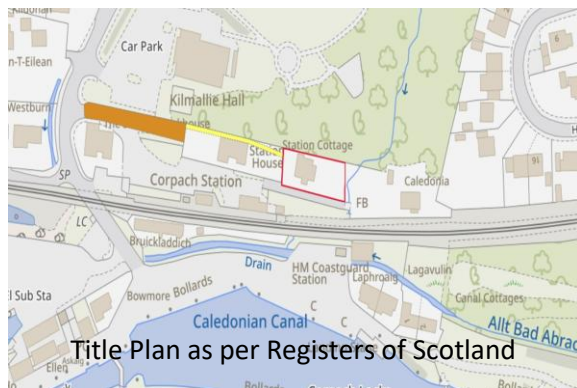
Local Authority: Highland Council

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. On entering Corpach turn left where sign posted for Kilmallie Hall. Park in Kilmallie Hall Car Park and we will meet you there to accompany you to Station Cottage for your viewing.

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.

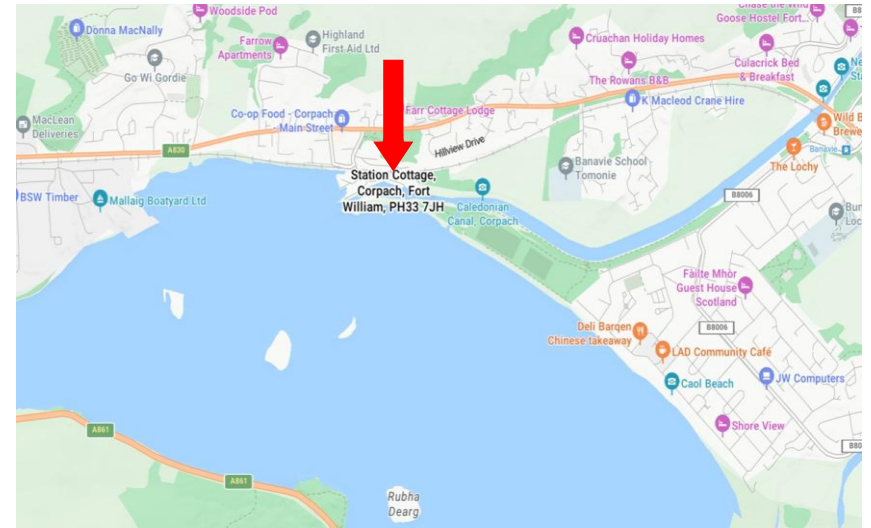
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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