



4 Guisach Terrace

Corpach, Fort William, PH33 7JN

Guide Price £200,000

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PROPERTY

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4 Guisach Terrace is a very attractive & spacious semi-detached House, located in a south facing elevated position with stunning views over Loch Linnhe, towards Ben Nevis and the surrounding countryside. Set in sizeable garden grounds with private parking, it would make a wonderful family home.

Special attention is drawn to the following:-

Key Features

- Lovely semi-detached House
- Elevated views of Loch Linnhe & Ben Nevis
- Sought after & desirable location
- Porch, Hallway, Lounge, Kitchen, Inner Hall
- Bedroom with En Suite Shower Room
- Upper Landing, 2 Bedrooms & Shower Room
- Attractive Bio Ethanol stove in Lounge
- Double glazed windows & electric heating
- Private garden to front, side & rear
- Gravelled driveway with ample parking
- Wonderful family home
- Neptune's Staircase within walking distance
- 15 minutes commute to Fort William by car



4 Guisach Terrace is a very attractive & spacious semi-detached House, located in a south facing elevated position with stunning views over Loch Linnhe, towards Ben Nevis and the surrounding countryside. Set in sizeable garden grounds with private parking, it would make a wonderful family home.

The lower accommodation comprises of the entrance Porch, Hallway, Lounge, Kitchen, Inner Hall and Bedroom with En Suite Shower Room.

The First Floor boasts the Upper Landing, 2 Bedrooms and family Shower Room.

There is also a Loft, which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 4 Guisach Terrace is well presented, is fully double glazed, benefits from electric heating and offers generous accommodation in a spacious and traditional layout.

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

APPROACH

Via the gravelled front garden and entry at the front into the Porch or at the side into the Inner Hall.

PORCH 1.4m x 1.2m

With wooden external door to the side elevation, laminate flooring and door leading to the Hallway.

HALLWAY 1.4mx 1.3m

With stairs rising to the first floor, wooden flooring and door leading to the Lounge.

LOUNGE 4.6m x 3.7m (max)

With picture window to the front elevation taking full advantage of the stunning views over Loch Linnhe, Ben Nevis & beyond, attractive Bio Ethanol stove with storage cupboards & shelved alcove on each side, radiator, fitted carpet and sliding door leading to the Kitchen.

KITCHEN 4.8m x 2.2m

Fitted with a range of base units, complementary work surfaces over, sink & drainer, electric oven, electric hob with extractor hood over, tiled splashbacks, freestanding fridge/freezer, undercounter freezer, washing machine, storage cupboard, window to the rear elevation, cushioned flooring and door leading to the Inner Hall.

INNER HALL 6m x 2.1m

With 2 windows to the side elevation, storage heater, laminate flooring, door to Bedroom One and external door leading out to the garden.



BEDROOM ONE 4.5m x 3.6m

With window to the side elevation, panel heater, laminate flooring and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.7m x 2.5m

Fully fitted out wet room with white suite comprising of electric shower, WC & wash basin, heated towel rail, frosted window to the side elevation and anti-slip flooring.

UPPER LANDING 2m x 1.9m

With window to the side elevation, hatch access to Loft, wooden flooring and doors leading to both upper-level Bedrooms and the family Shower Room.

BEDROOM TWO 4.8m x 3.2m (max)

With window to the front elevation with wonderful loch & mountain views, built-in wardrobe, radiator and wooden flooring.

BEDROOM THREE 3.7m x 2.7m (max)

With window to the rear elevation, radiator and wooden flooring.

SHOWER ROOM 2.2m X 1.5m

With white suite comprising of whirlpool bath, WC & wash basin set in a vanity unit, shower enclosure with mains shower, heated towel rail, window to the side elevation, underfloor heating and tiled flooring.

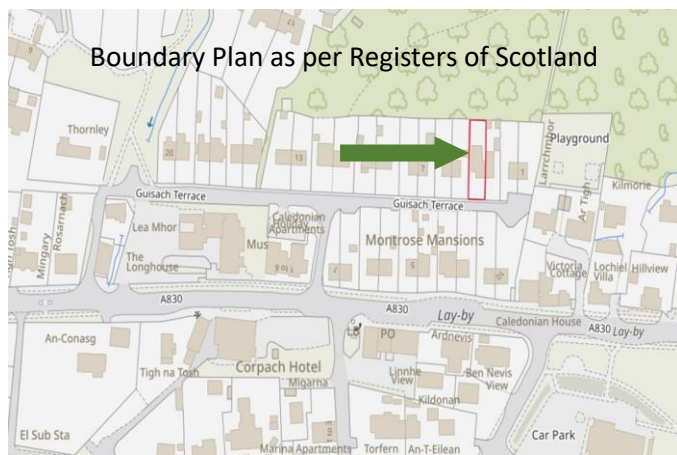


GARDEN

The sizeable garden surrounds the property. The front garden is laid with gravel and offers ample off-street parking. The side and rear gardens are laid with grass and bounded by timber & wire fencing.

CORPACH

Corpach is approximately 4 miles from Fort William Town Centre and offers a well-stocked shop, local primary school (secondary school is just 7 minutes away) pub & hotel. The famous Caledonian Canal, Neptunes Staircase and community owned oak woodlands are just a short walk away. The Thomas Telford Corpach Marina, a recent addition to the area, together with the An Cafaith Mara café is a great addition to the area for locals and visitors alike. A regular bus service operates between Corpach & Fort William.



4 Guisach Terrace, 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: D62

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 on A82 travel towards Mallaig on the A830. Continue ahead to Corpach. Pass the Co-op Supermarket (on the left). Then turn next right into Guisach Terrace. At the T junction turn right and continue along. Number 4 is on the left-hand side and can be identified by our 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.

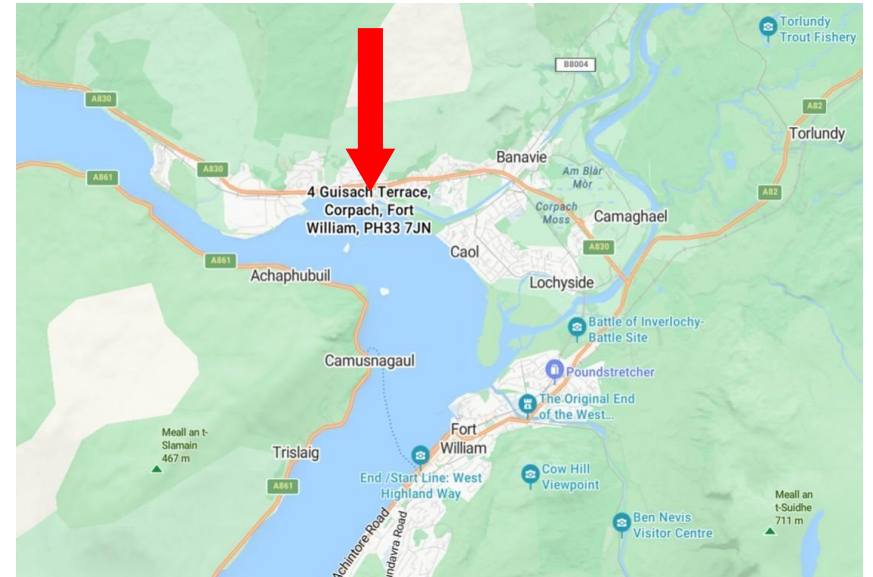
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



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Caledonian Canal & Ben Nevis

