6 Drumfada Terrace

Corpach, Fort William, PH33 7JT

Guide Price £170,000

Fiuran PROPERTY

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6 Drumfada Terrace is a well presented & spacious mid-terraced House with 3 Bedrooms. With generous enclosed garden to the front & rear and located in the popular village of Corpach with wonderful views towards Ben Nevis, it will make a wonderful home.

Special attention is drawn to the following :-

Key Features

- Lovely mid-terrace House
- Sought after & very desirable location
- Unrestricted views of Ben Nevis & beyond
- Porch, Hallway, Lounge/Diner, Kitchen
- Rear Vestibule, Upper Landing
- 3 bedrooms, Bathroom and Loft
- Wood pellet stove in Lounge
- Double glazed windows
- Enclosed garden with timber shed
- Wonderful family home
- Perfect purchase for first time buyers
- Neptune’s Staircase within walking distance
- 15 minutes commute to Fort William by car

6 Drumfada Terrace is a well presented & spacious mid-terraced House with 3 Bedrooms. With generous enclosed garden to the front & rear and located in the popular village of Corpach with wonderful views towards Ben Nevis, it will make a wonderful home.

The ground floor accommodation comprises the entrance Porch, Hallway, Lounge/Diner, Kitchen and Vestibule.

The First Floor offers the Upper Landing, 3 Bedrooms and the family Bathroom.

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

In addition to its picturesque location, 6 Drumfada Terrace is fully double glazed, benefits from a wood pellet stove 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 1.4m x 1.3m
With external door to the front elevation, laminate flooring and door leading to the Hallway.

HALLWAY 2.4m x 1.9m (max)
With carpeted stairs rising to the first floor, radiator, laminate flooring and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER 6.4m x 4.2m (max)
L-shaped with window to the front elevation with views towards Ben Nevis, further window to the rear elevation, wood pellet stove, radiator and laminate flooring.

KITCHEN 3.2m x 2.7m
Fitted with a range of base units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, splashbacks, space for freestanding fridge/freezer, plumbing for washing machine, storage cupboard, radiator, laminate flooring and door leading to the Vestibule.

VESTIBULE 1.2 x 0.9m
With under stairs storage cupboard, laminate flooring and external door leading out to the rear garden.

UPPER LANDING 3.5m x 3.2m (max)
With window to the rear elevation, cupboard, radiator, fitted carpet and doors leading to all 3 Bedrooms, the family Bathroom and hatch access to the Loft space.

BEDROOM ONE 3.4m x 3.1m
With window to the front elevation with views towards Ben Nevis, radiator and fitted carpet.

BEDROOM TWO 3.6m x 3.4m
With window to the front elevation with views towards Ben Nevis, radiator and fitted carpet.

BATHROOM 2.2m x 1.7m
With white suite comprising of bath with electric shower over, WC & wash basin, heated towel rail, frosted window to the rear elevation and vinyl flooring.

BEDROOM THREE 2.7m x 2.4m
With window to the rear elevation, radiator and fitted carpet.

GARDEN
The well-maintained enclosed garden to the front and the rear of the property with fine open views towards Ben Nevis beyond. The front garden is laid partly with grass and partly with paving slabs leading to the front door. The rear garden is laid partly with paving slabs and partly with gravel and houses a timber shed. Free parking is avaliable to the front and the rear of the property.

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

6 Drumfada 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:** E47
Gross internal floor area 84 m²
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 until you reach Nevis Bridge, then turn left. At the roundabout take the second exit, 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). Drumfada Terrace is located on right. Number 6 is on the left and can be identified by the For Sale sign.

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 view the property in person and should they wish to pursue, 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

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