




McEwan Fraser Legal

Solicitors & Estate Agents

01397 600 006

1 The Corries

CALEDONIA PARK, INVERGLOY, PH34 4DW



THE LOCATION

Fort William & Spean Bridge - situated 14.5 miles from Fort William, the largest town in the Highlands, and 6 miles from the picturesque village of Spean Bridge, this property and location offer easy access to cafes, restaurants, schools, regional hospital, churches, a vast range of outdoor activities, regular train connections to Glasgow and a sleeper

service to London. Inverness airport is also within reach, offering connections to London and Europe. Fort William is a short car journey away, and is also accessible by train and bus. Fort William is the economic and administrative hub of Lochaber, with shops, supermarkets, banks, offices etc. and together with Lochaber is known as "The Outdoor

Capital of the UK" and rightly so with Ben Nevis, gondola accessed ski slopes, the White Sands of Morar, Caledonian Canal, the Ice Factor and numerous and varied outdoor activities (sedate and adventurous) all within easy reach. For those who enjoy the finer things in life Inverlochy Castle Scotland's finest 5 star luxury hotel and restaurant



is situated 10 minutes drive away on the A82, or alternatively in the heart of Spean Bridge you can treat yourself at Russell's Restaurant at the Smiddy House, which also offers accommodation for any visitors to your new surroundings.

Set in over 45 acres of private grounds, the

area is teeming with wildlife from stags to pine martins and pheasants. Enjoy the peace and tranquillity of the woodlands and scenery, as well the opportunity for a range of energetic outdoor pursuits locally including hill walking, climbing, boating, skiing, snowboarding, fishing, golfing, mountain biking, shooting, horse riding, deer

stalking, mountaineering, quad biking, water sports, and much more.

This development was nominated for Small Development of the Year for Premier Guarantee Excellence awards 2014.



THE PROPERTY

MAKE THE HIGHLAND HOME OF YOUR DREAMS A REALITY

The Corries has the design of a large country house, which is split into separate residences. This four-bedroom apartment offers 150sqm of accommodation, comprises of a large kitchen/diner and living room on the ground floor, family bathroom, 4 bedrooms, two of which have en-suite facilities.

This property is built to the highest specification, boasting modern design and exquisite interior,

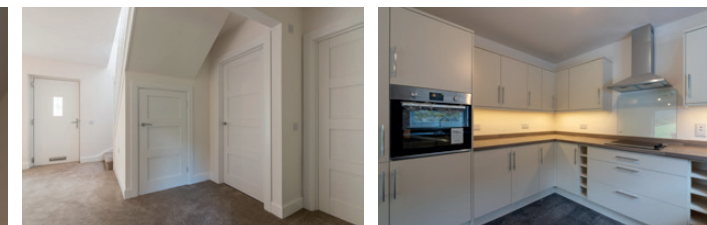
featuring a high-quality kitchen, with integrated appliances, double glazing throughout; specialist lighting and floor to ceiling ceramic tiles in all bathrooms, Juliet balcony on the first floor with stunning views.

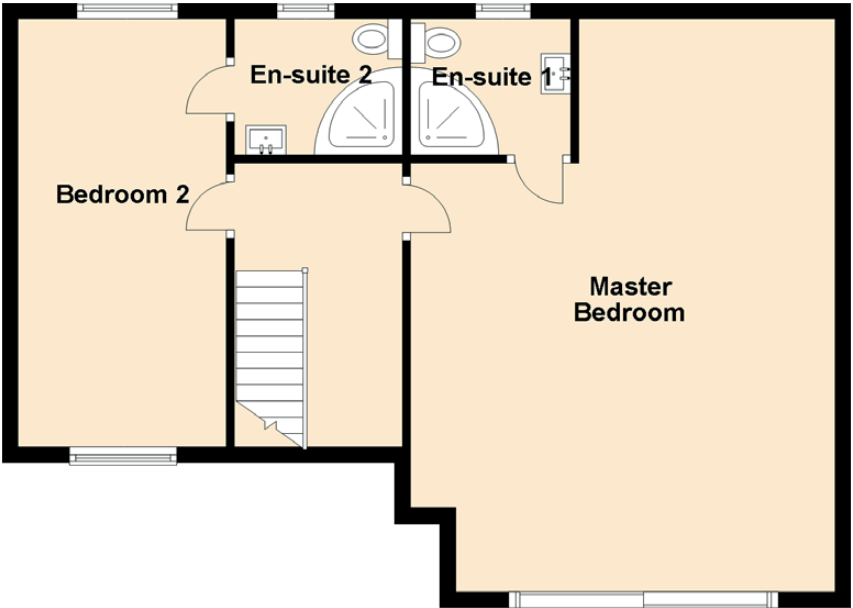
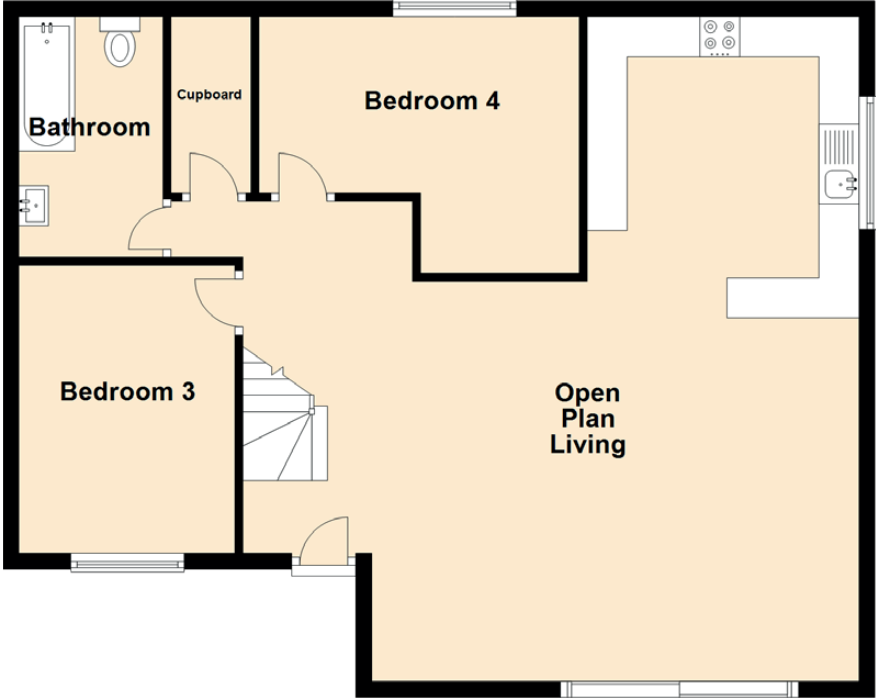
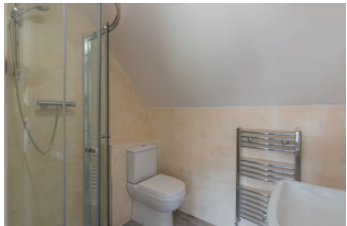
Situated in over 45 acres of wonderful woodland, get away from it all with wondrous woodland walks, a quiet picnic by a gushing waterfall and private access to the loch, providing a fabulous playground

for nature lovers and water sports enthusiasts alike.

- **Fantastic home, beautiful location offering a fantastic way of life.**
- **Located in an area where all-year-round activities are available.**
- **Quality accommodation is in very high demand.**

Viewings are highly recommended and by appointment only.





**APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)**

Open Plan Living	7.70m (25'3") x 6.00m (19'8")
Master Bedroom	7.15m (23'5") x 5.30m (17'5")
En-suite 1	2.00m (6'7") x 1.70m (5'7")
Bedroom 2	5.34m (17'6") x 2.60m (8'6")
En-suite 2	2.10m (6'11") x 1.70m (5'7")
Bedroom 3	3.60m (11'10") x 2.70m (8'10")
Bedroom 4	4.00m (13'1") x 3.20m (10'6")
Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): TBCm²

EPC Rating: TBC

Extras (Included in the sale): Ground maintenance (with annual fee), allocated space for car parking. Latest eco-friendly, economical air source heat recovery system. There is a slipway to the loch, for

boat launching purposes.

Added security of a 10 Year Premium Warranty available.

Comprehensive management service to any buyers interested in letting their new property.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01397 600 006
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer