




McEwan Fraser Legal

Solicitors & Estate Agents

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Rudha Mor

CORPACH, FORT WILLIAM, LOCHABER, PH33 7NN



THE LOCATION

CORPACH

Located at Corpach, which is 5 miles west of Fort William. The property looks across Loch Eil towards Stob Coire a' Chearcaill and Glas Bheinn. A unique aspect of this property is watching the Jacobite steam train passing along the loch's northern shore. The village itself offers a well-stocked Cooperative grocery store along with a hotel and a pub. The Caledonian Canal passes through, with beautiful scenic walks and picnic areas. Views of Ben Nevis, which dominates the sky in the distance along with Loch Linnhe and Fort William, are genuinely magnificent from Corpach.

Fort William itself lies in the shadow of Ben Nevis; Fort William is the “Outdoor Capital of the UK” with a reputation of being welcoming and friendly. The Fort offers a superb selection of amenities, including a wide range of shops, supermarkets and restaurants. There are excellent Public Transport links, all-year-round activities, and many international events. Other recreational opportunities include the annual Highland Games, sailing, hill walking and rock climbing. Lochaber is a world-class mountain biking location and the Aonach Mor Ski Centre is close by.





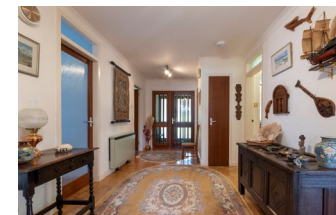
THE PROPERTY

RUDHA MOR

McEwan Fraser Legal is delighted to present this two-bedroom Bungalow near Corpach in rural Lochaber. The property sits on the edge of Loch Eil, and offers an authentic taste of highland living only five miles from Fort William, showcases stunning lochside views and is in excellent condition.

Entering the property via the front door and small vestibule to the imposing large hall leads to all accommodation. 1st right is the main Bedroom with great whole wall storage and an associated ensuite WC. Interestingly the WC has Jack n Jill access to the next door galley-shaped utility room with a sink and excellent additional cupboard space. Continuing clockwise is Bedroom Two - currently used as a study, it has a double wardrobe and beautiful views across the garden & Loch to Stob Coire a' Chearcaill and Glas Bheinn. The next room is a good-sized family bathroom with a separate Shower Unit and Bath plus a full-sized cupboard. The comfortable dual aspect lounge with open fire has incredible views. The dining room is through an arch where patio doors lead to the covered veranda and large stone patio. From the dining room, you are straight into the well-equipped kitchen. The family kitchen is a practical square shape with ample open plan storage, natural wood surfaces, and shelving: ceramic hob and electric oven, Siemens Dishwasher and standalone Fridge Freezer. Moreover, there is an expansive developable loft space with Ramsay ladder access.











THE PROPERTY

RUDHA MOR

The pitched roof garage/workshop circa 40m² has further sizeable loft storage. In addition to this, there is a substantial mature garden (lawn and Shrubs) with an area of fruit garden (apple trees). To the rear of the property is a considerable tarmac off-road parking, plus a wood chopping area and a small Greenhouse. Finally, adjoining the garage is a large practical mower shed. A bonus is that fibre broadband will be installed by Openreach, improving work from home capability.

Rudha Mor presents that once in a lifetime opportunity to acquire a Bungalow in a stunning Highland setting on the shores of Loch Eil with fabulous “Ardgour” views.







THE DETAILS

FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18') x 4.60m (15'1")
Dining Room	4.70m (15'5") x 3.00m (9'10")
Kitchen	4.70m (15'5") x 2.70m (8'10")
Bedroom 1	4.50m (14'9") x 3.60m (11'10")
Bedroom 2	3.80m (12'6") x 3.60m (11'10")
Bathroom	2.70m (8'10") x 2.70m (8'10")

Gross internal floor area (m²): 110m²
EPC Rating: D

