

3 The Corries

CALEDONIA PARK, SPEAN BRIDGE, PH34 4DW



MODERN LUXURY APARTMENT ON
THE SHORES OF LOCH LOCHY



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Forming part of an exclusive loch side development McEwan Fraser Legal are pleased to offer a 1st-floor modern apartment with its own private entrance, that offers a rare opportunity for luxury, modern waterside living that can be used as a holiday home, a permanent home or as a way to generate income from the all year round self-catering opportunity that the area offers.

The real “wow” moment is when you first get a glimpse of the spectacular view straight out onto the Loch from the lounge and Kitchen area it will take your breath away.





Inside the property comprises of :

- Open Plan Living area with Juliet balcony looking straight out onto the Loch
- Two double bedrooms with an en-suite shower room to the master bedroom
- Neutrally decorated family bathroom





Bedroom 1

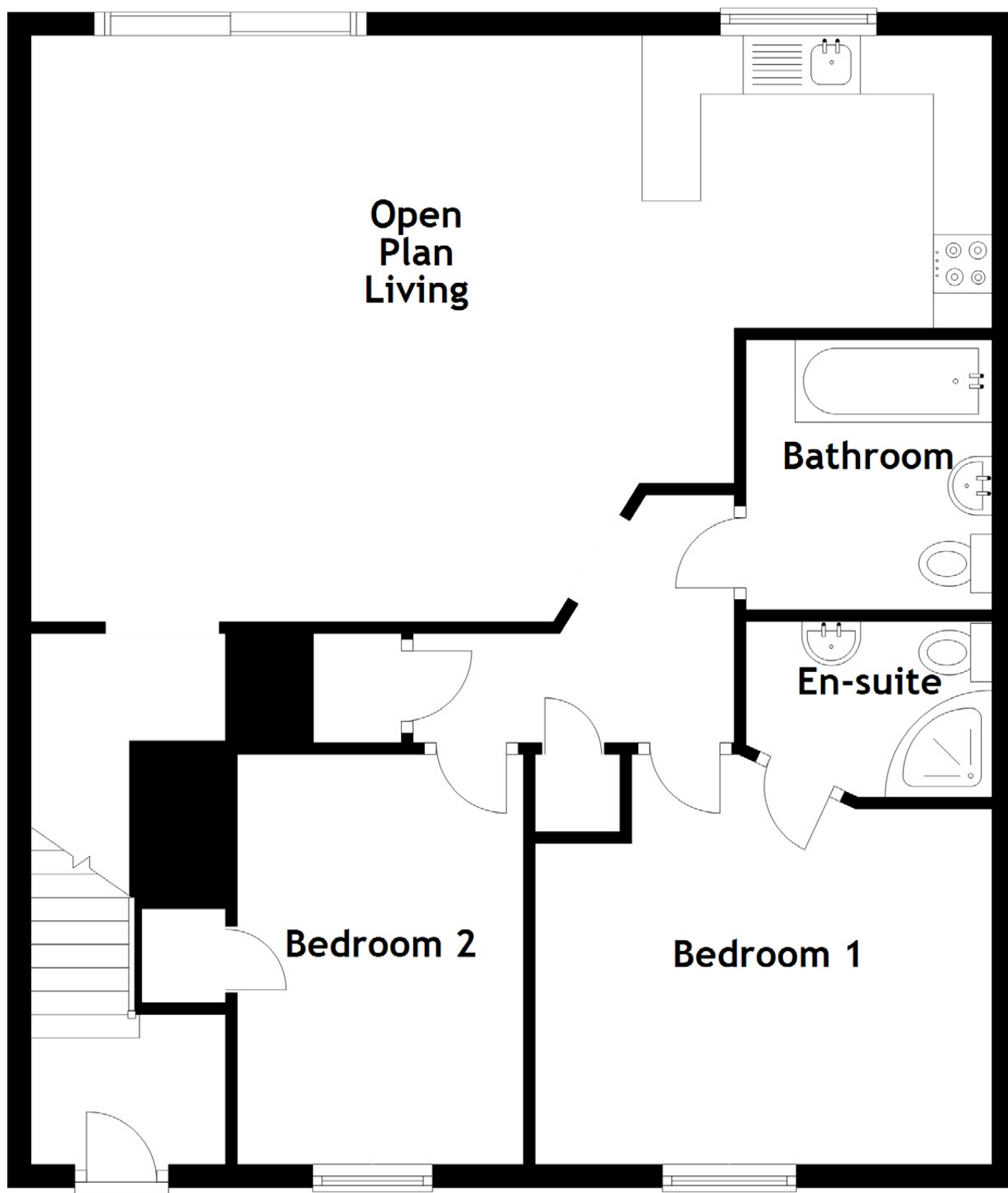




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	8.20m (26'11") x 5.00m (16'5")	En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 1	3.90m (12'10") x 3.03m (9'11")		
Bedroom 2	3.50m (11'6") x 2.44m (8')	Gross internal floor area (m ²): 78m ²	
Bathroom	2.30m (7'7") x 2.10m (6'11")	EPC Rating: B	

In addition to this, the property comes with an allocated parking space at the front of the building.

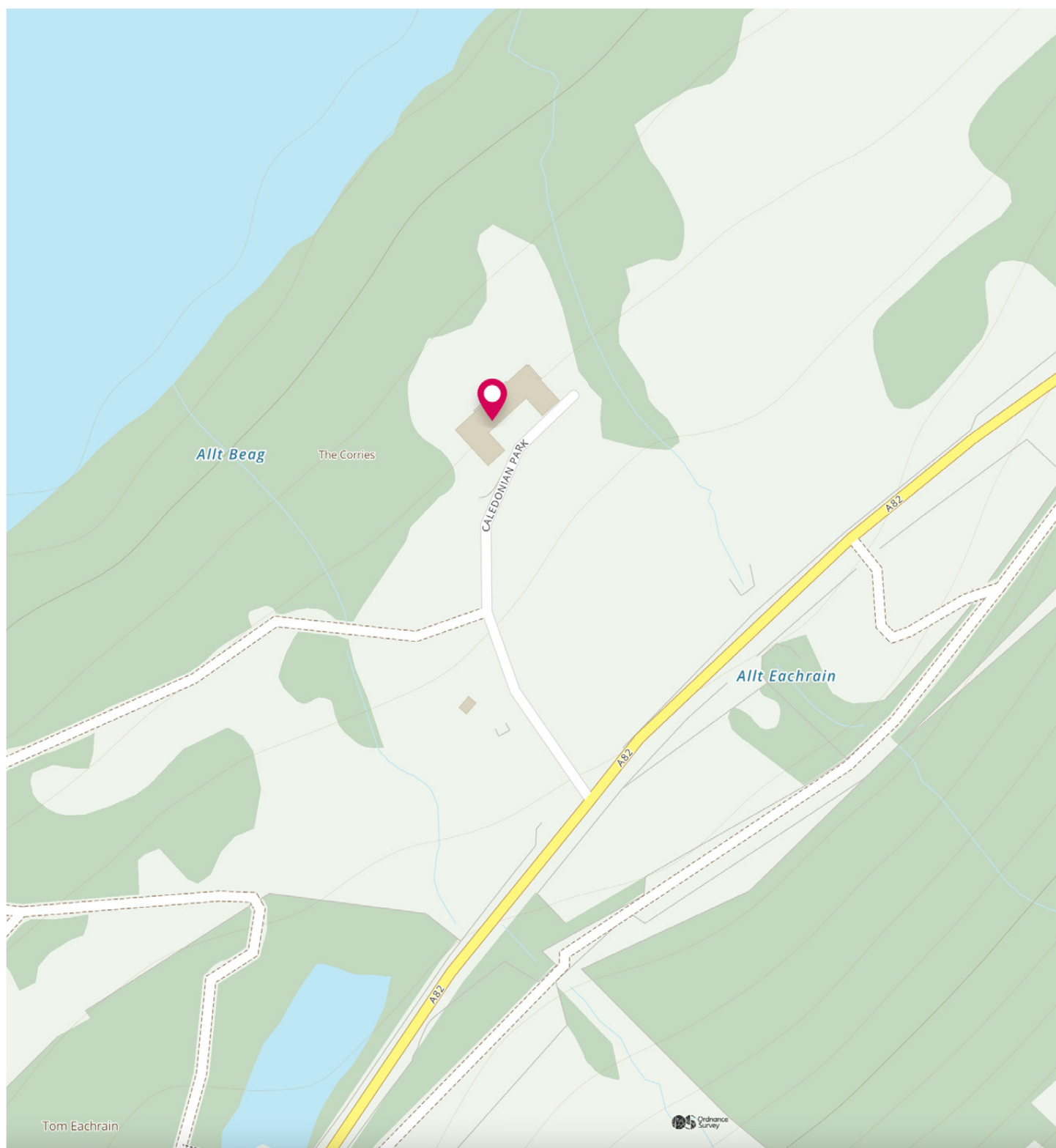
This is a fabulous opportunity whether for yourself or as an investment as it is located in an area where all-year-round activities are available and there is an extremely high level of year-round tourism.





3 The Corries is 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 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.

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 tranquility of the woodlands and scenery, as well the opportunity for a range of energetic outdoor pursuits.



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Part
Exchange
Available



Text and description
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