



PETER MURPHY & Co  
ESTATE AGENTS



## 1 Glebe Park, Fort William, PH33 7JZ Offers Over £170,000

This immaculate two bedroom end terraced villa offers spacious family accommodation in the desirable village of Corpach. Benefiting from double glazing and oil fired central heating and with off street parking to rear this home would be an ideal first time purchase or for those seeking a well proportioned family home in a great location. Accommodation comprises; Entrance porch opening to the hallway, leading to the lounge/dining room, kitchen and staircase to the upper floor. The dual aspect lounge is an attractive living area with ample dining space. The modern and well appointed kitchen has a good selection of wall and base units with window and door to rear. Staircase rises to upper floor which includes two good sized bedrooms and family bathroom with separate shower cubicle. Externally the front garden is laid with lawn. The rear garden has areas of lawn with a raised decking area, three timber garden sheds and ample space for off street parking for several cars.



## ENTRANCE PORCH

External door opens to porch, with door to hallway.

## HALLWAY

The hallway provides access to the lounge/dining room, kitchen and staircase to upper floor.

## LOUNGE/DINING ROOM

The bright and welcoming lounge has a large picture window to front and window to rear. Ample dining space and storage cupboard.



## KITCHEN

The modern and stylish kitchen has a good selection of wall and base units with contrasting worktops. Storage cupboard. Door and window to rear.



## BEDROOM 1

Accessed from the upper landing this large double bedroom has a window to front with stunning panoramic views over Loch Linnhe towards Fort William and Ben Nevis.



## BEDROOM 2

Accessed from the upper landing this double bedroom has a window to rear.



## BATHROOM

Accessed from the upper landing the family bathroom includes wc, wash hand basin, bath and separate shower cubicle. Opaque window to rear.



## FRONT GARDEN

The front garden has a small lawn and gravel pathway to front door.



## REAR GARDEN

The rear garden has areas of lawn with a raised decking area, three timber garden sheds and ample space for off street parking for several cars.



## CAR PARK



## LOCATION

Glebe Park is located in the highly desirable village of Corpach, 4 miles from Fort William. Local amenities include post office, shop, pub and well respected primary school nearby, while the local secondary school is in close proximity. The famous Caledonian Canal and community owned, oak woodland are located a short walk from the property. It is ideally placed for all the amenities and attractions the area. Fort William is recognised as the "Outdoor Capital of the UK" and with rugged mountains and deep-sea lochs, the area hosts some of Scotland's most spectacular scenery and with it a host of birds and wildlife. Miles of unspoilt countryside provides terrain to please walkers and climbers of all aptitudes. Sailing, water sports, coastal cruising and fishing are all available locally. Field sports and mountain biking are other popular pursuits and the proximity to Nevis Range adds skiing to the list. The popularity of the area for winter sports complements summer tourism to drive strong levels of trade.

Fort William is a thriving town with a wide range of social amenities plus many facilities and services including schools, medical facilities, shops, financial services, recreational amenities, as well as a rail and bus station. The A82 which is about a mile away is the arterial route which goes to Inverness in the north and Glasgow in the south. Thus, the location allows access to the wider Highlands.

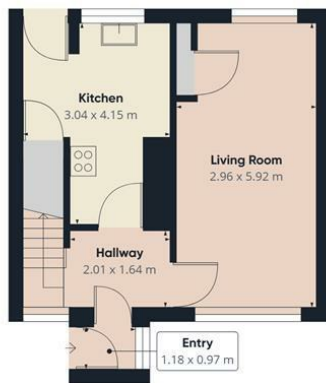
## MISCELLANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band C

## DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor

Approximate total area<sup>(1)</sup>  
69.23 m<sup>2</sup>

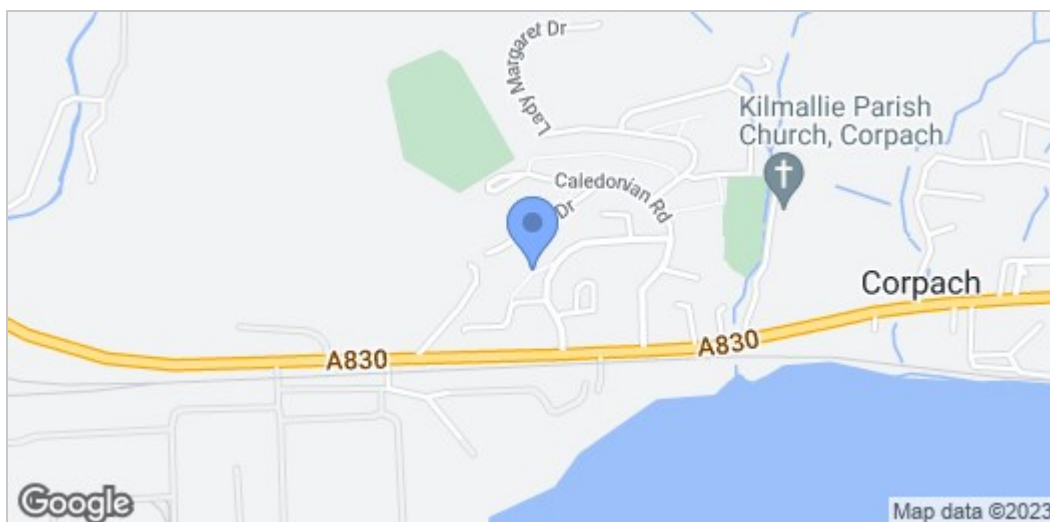


Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.