



## 22 Wades Road

Kinlochleven, PH50 4QX

Guide Price £200,000

**Fiuran**  
PROPERTY



# 22 Wades Road

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22 Wades Road is a beautifully presented 3 Bedroom semi-detached House in the popular picturesque village of Kinlochleven, offering spacious accommodation in a traditional layout. With sizeable enclosed garden, it would make an ideal purchase for first time buyers, wonderful family home, or a buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Lovely semi-detached House
- Surrounded by mountains & countryside views
- Within walking distance of village amenities
- Porch, Hallway, Lounge, Dining Room
- Kitchen, 3 Bedrooms & Bathroom
- Large Loft with retractable ladder
- Modern air source heating system
- Double glazed windows
- Spacious garden to front, side & rear
- 2 timber sheds & chicken run
- Gravelled driveway with parking
- Electric car charging point
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain



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The ground floor accommodation comprises of the entrance Porch, Hallway, Lounge, Dining Room, and Kitchen.

The First Floor offers the Upper Landing, 3 Bedrooms (1 with built-in wardrobe), and family Bathroom. There is also a large partially floored Loft with power & lighting, which is accessed by a retractable ladder via a hatch in the Hallway.

In addition to its scenic south facing position, this property is fully double glazed and benefits from newly installed, highly efficient and economical Eco-dan Air Source Heat Pump with new pipework and radiators.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

#### **APPROACH**

Via the gravelled driveway at the side of the property, and entrance at the front into the Hallway.

#### **ENTRANCE PORCH** 1.4m x 1.2m

With external UPVC front door, window to the side elevation, laminate flooring, and 15 pane glass door leading to the Hallway.

#### **HALLWAY** 4.1m x 2m (max)

With carpeted stairs rising to the first floor, under stair storage cupboard, laminate flooring, and 15 pane glass doors leading to the Lounge and Dining Room.

#### **LOUNGE** 4.6m x 4.1m (max)

With 2 windows to the front elevation taking full advantage of the open mountain views, recess with shelves, radiator, and fitted carpet.

#### **DINING ROOM** 3.5m x 3.1m

With window to the rear elevation overlooking the rear garden and mountains views beyond, recess with shelves, serving hatch to Kitchen, radiator, laminate flooring, and semi-open to the Kitchen.

#### **KITCHEN** 4m x 3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, tiled splash-backs, stainless steel sink & drainer, electric Range style cooker with hob, stainless steel extractor hood over, integrated fridge/freezer, washing machine, plumbing for dishwasher or a tumble dryer, radiator, window to the rear elevation, slate flooring, and external UPVC door leading out to the rear garden.





**UPPER LANDING** 4.8m x 2.8m (max)

With window to the front elevation with views of the mountains and countryside, built-in storage cupboard with louvred door, 2<sup>nd</sup> cupboard with louvre door housing the Vaillant hot water tank, radiator, fitted carpet, hatch access to the Loft, and doors leading to all 3 Bedrooms, and the family Bathroom.

**BEDROOM ONE** 3.7m x 3.4m (max)

With window to the front elevation with views of the superb countryside, built-in wardrobe, radiator, and fitted carpet.

**BEDROOM TWO** 4.3m x 2.7m (max)

With window to the rear elevation, radiator, and fitted carpet. (bunk beds available if required).

**BEDROOM THREE** 3.4m x 2.8m

With window to the rear elevation slightly coombed ceiling, radiator, and fitted carpet.

**BATHROOM** 3.1m x 1.6m

Fitted with a Heritage white suite comprising bath with electric Triton shower over, wash basin & WC, radiator, and tiled walls & flooring.

**LOFT**

With retractable ladder, partially floored, and with power & lighting.





## GARDEN

With sizeable mature garden to the front, side and rear offering wonderful panoramic mountain views. The front garden is laid mainly with grass planted small shrubs & bushes. The side garden is laid with gravel and provides off-street parking, with a timber fence & gate to the rear garden. The rear garden is on 2 levels, the lower level is laid with block paving and houses a timber shed, the upper level is laid mainly with grass offset with paths leading to a timber shed & arbour and is laid mainly with grass planted with Bramley apple, pear and cherry trees along with fruiting shrubs. There is also a chicken run if required (hens not included). An electric car charging point is located on the side of the property.

## KINLOCHLEVEN

Kinlochleven lies in an idyllic setting at the head of Loch Leven, approximately 7 miles from Glencoe and 21 miles South of Fort William. It is surrounded by some of the most dramatic and beautiful mountain and loch scenery in Scotland, and offers a range of facilities including a Library, nursery, primary and secondary schools, well attended community centre, post office, hairdressers, doctor's surgery and supermarket. There are also restaurants, bars, tea-rooms, and a regular bus service into Fort William. The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking and is on the West Highland Way, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.



## 22 Wades Road, Kinlochleven



*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 B

**EPC Rating:** D64

**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

Fort William head south on A82 for approx. 12 miles, at North Ballachulish turn left onto B863 signposted for Kinlochleven, Continue along this road for approximately 7 miles. On entering Kinlochleven, cross the small bridge. Take the first turning on the left onto Wades Road. Continue past the Church and along to almost the end of Wades Road. Number 22 is the third last property on the left hand side before Lovat Road and can be identified by the for sale.

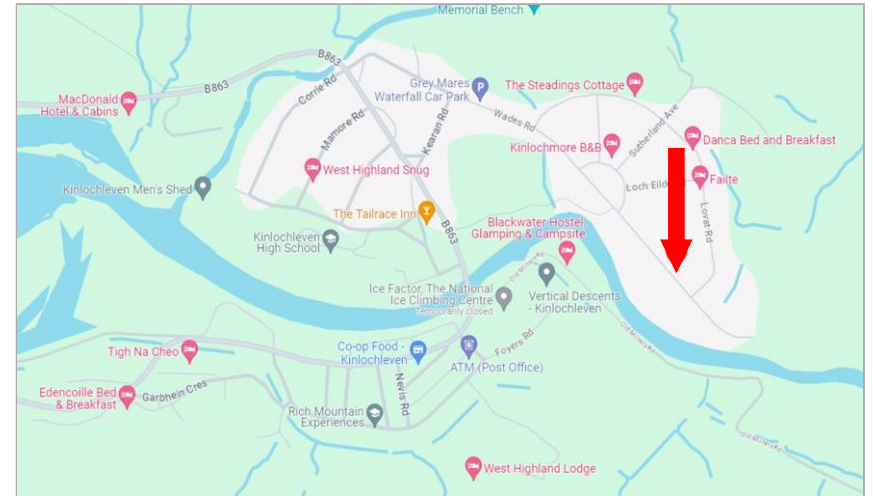
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



# Fiuran

PROPERTY

**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

**Dail-Uaine, Invercoe,  
Glencoe, PH49 4HP**









Elevated Views above Kinlochleven  
looking down over Loch Leven