



## 8 Lovat Road

Kinlochleven, PH50 4RQ

Guide Price £165,000

**Fiuran**  
PROPERTY



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8 Lovat Road is a very desirable 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 3 bedroom House
- Surrounded by mountains & countryside views
- Within walking distance of village amenities
- Hallway, Lounge/Diner, modern fitted Kitchen
- Bathroom, 3 Bedrooms and Shower Room
- Large Loft with retractable ladder
- Double glazed windows
- Oil fired central heating
- Spacious garden to front, side & rear
- Gravelled driveway with parking
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain
- Council Tax Banding - B



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The ground floor accommodation comprises of the Hallway, bright Lounge/Diner, modern fitted Kitchen and Bathroom.

The First Floor offers the Upper Landing, 3 Bedrooms and Shower Room. There is also a large partially floored Loft which is accessed by a retractable ladder via a hatch.

In addition to its scenic position nestled amongst breathtaking mountain and countryside views, this property is fully double glazed and benefits from oil fired central heating.

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

### **APPROACH**

Via the gravelled driveway at the front of the property and entrance into the Hallway or at the rear into the Kitchen.

### **HALLWAY** 4.8m x 2m (max)

With external UPVC front door, carpeted stairs rising to the first floor, under stair storage cupboard, further storage cupboard, small cupboard housing the electric fuse box, radiator, fitted carpet and doors leading to the Lounge/Diner and Bathroom.

### **LOUNGE/DINER** 4.6m x 3.8m

With window to the front elevation, electric wall mounted fire, space for dining furniture, 2 radiators, fitted carpet and door leading to the Kitchen.

### **KITCHEN** 4.7m x 2.7m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, splash-backs, ceramic sink & drainer, electric cooker, extractor hood over, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, window to the rear elevation, tiled flooring, and external UPVC door leading out to the rear garden.





**BATHROOM** 2m x 1.7m

Fitted with a white suite comprising bath, wash basin & WC, wall mounted cupboard with mirror, heated towel rail, window to the side elevation and tiled flooring.

**UPPER LANDING**

With window to the side elevation, radiator, fitted carpet, hatch access to the Loft, and doors leading to all 3 Bedrooms and the Shower Room.

**BEDROOM ONE** 3.8m x 2.8m

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

**BEDROOM** 3.9m x 3.3m (max)

With window to the front elevation, built-in wardrobe, radiator and fitted carpet.

**BEDROOM THREE** 4.7m x 2.8m (max)

With 2 windows to the rear elevation, radiator, and fitted carpet.

**SHOWER ROOM** 2.3m x 0.8m

Fitted with a white suite comprising shower cubicle, wash basin & WC. Wall mounted mirror, and laminated flooring.

**LOFT**

With retractable ladder and partially floored.





## GARDEN

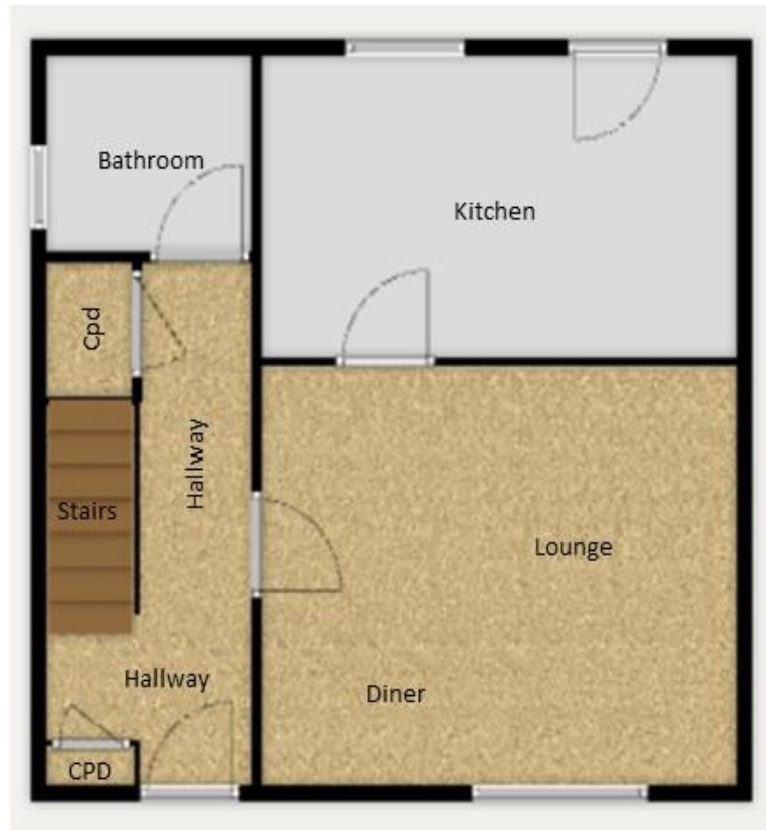
With sizeable mature garden to the front, side and rear offering lovely mountain views. The front garden is laid partly with gravel and partly with paving & block paving slabs and provides off street parking. The side garden is laid with gravel and also offer off-street parking. The enclosed rear garden is on 2 levels. The upper level is laid with gravel offset with paving slabs with steps leading down to the lower level. The lower level is also laid with gravel and is enclosed on one side with hedging plants and the other with timber and wire fencing. This is the perfect suntrap garden for sitting enjoying the views and for dining alfresco.

## 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.



## 8 Lovat 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.  
Oil tank.

**Council Tax:** Band B

**EPC Rating:** D68

**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 turn next left onto Ron Roy Road. Continue ahead and road merges into Lovat Road. Number 8 is the fourth house on the right-hand side 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.



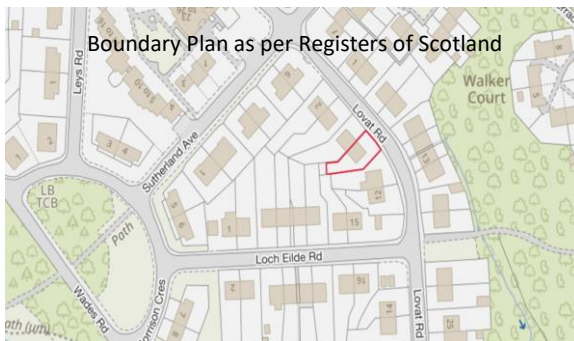
# Fiuran

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**Elevated view of Kinlochleven  
and Loch Leven**

