



## 5 Callart Road

Kinlochleven, PH50 4QR

Guide Price £175,000



**Fiuran**  
PROPERTY

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5 Callart 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 private driveway, detached garage and 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
- Entrance Hall, Lounge, Kitchen, Conservatory
- Ground floor Bedroom, Upper Landing
- 2 further Bedrooms & family Bathroom
- Large floored Loft with retractable ladder
- White goods included in sale
- Contents available under negotiation
- Modern electric heating system
- Double glazed windows
- Spacious low maintenance garden
- Detached garage with power & lighting
- Private tarmac driveway with parking
- Wonderful family home
- Fantastic lifestyle opportunity
- Within walking distance of village amenities
- No onward chain



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

The ground floor accommodation comprises of the Entrance Hall, Lounge, Kitchen, Conservatory and Bedroom.

The First Floor offers the Upper Landing, 2 Bedrooms (1 with large built-in wardrobe), and family Bathroom. There is also a floored Loft with power & lighting, which is accessed by a retractable ladder via a hatch in the Upper Landing.

In addition to its scenic location, 5 Callart Road has wall cavity insulation, is fully double glazed, benefits from newly installed, efficient & economical electric radiators and has energy efficient lighting throughout.

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

### **APPROACH**

Via the driveway at the side of the property, and entrance at the front into the Entrance Hall, or at the rear into the Conservatory.

### **ENTRANCE HALL**

With external UPVC front door, carpeted stairs rising to the first floor, radiator, newly fitted carpet and door leading to the Lounge.

### **LOUNGE** 4.6m x 3.2m (max)

With window to the front elevation taking advantage of the mountain views, understairs storage cupboard, fitted carpet and doors leading to the Kitchen and Bedroom 1.

### **KITCHEN** 3.4m x 2.4m

Fitted with a range of base & wall mounted units, complementary work surfaces over, splash-backs, stainless steel sink & drainer, electric oven & hob, extractor hood over, fridge, freezer, washing machine, tumble dryer, window to the rear elevation, vinyl flooring and door leading to the conservatory.

### **CONSERVATORY** 3.2m x 2.8m (max)

With wrap around windows, panel heater, polycarbonate sheet roofing, laminate flooring and French doors leading out to the rear garden.



**BEDROOM ONE** 2.4m x 2.4m

With window to the rear, panel heater and laminate flooring.

**UPPER LANDING**

With built-in storage cupboard, radiator, fitted carpet, hatch access to the Loft, and doors leading to both upper level Bedrooms and the family Bathroom.

**BEDROOM TWO** 5.m x 2.6m (max)

With window to the front elevation, large built-in wardrobe with built-in shelves, lighting & sliding doors, radiator and newly fitted carpet.

**BEDROOM THREE** 3m x 2.9m

With window to the rear elevation, radiator and newly fitted carpet.

**BATHROOM** 1.9m x 1.9m

Newly fitted modern white suite comprising bath with electric Triton shower over, wash basin & WC, wall mounted cupboard with mirrored doors, wall mounted mirror, heated towel rail, window to the rear elevation and vinyl flooring.

**LOFT**

Accessed via a hatch in the Upper Landing, fully insulated, Velux window to the rear elevation, retractable ladder, fully floored and with power and lighting.



## GARDEN

The sizeable enclosed low maintenance gravelled garden is to the front, side and rear of the property offering wonderful panoramic mountain views. The private tarmac driveway provides off-street parking and leads to the detached garage.

## GARAGE 6.7m x 3.6m

With up and over metal door to the front elevation, further single door to the side elevation, dual aspect windows to the side & rear elevations and concrete flooring.

## 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.



# 5 Callart 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

From 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 third road on the right, Number 5 Callart Road is on the left-hand side and can be identified by the For Sale sign.

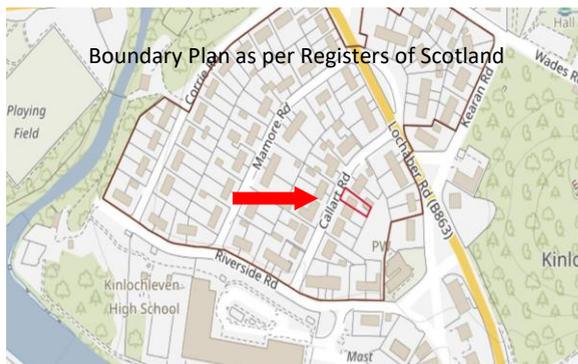
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

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An elevated panoramic view of the Kinlochleven valley in Scotland. The foreground shows a grassy hillside overlooking a cluster of houses with grey roofs and red-tiled roofs. A road winds through the green valley. In the middle ground, the deep blue Loch Leven stretches into the distance, flanked by lush green hills and dense forests. A prominent, sharp mountain peak is visible in the background under a blue sky with scattered white clouds.

**Elevated view of Kinlochleven  
and Loch Leven**