



5 Albert Road

Ballachulish, PH49 4JR

Guide Price £200,000

Fiuran
PROPERTY

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5 Albert Road is a well presented & spacious 3 Bedroom mid-terrace House located in the much sought-after village of Ballachulish. With well-maintained garden to the front & rear and with lovely mountain views, 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

- Very desirable 3 Bedroom mid-terrace House
- Wonderful mountain views
- Within walking distance of local amenities
- Entrance Hall, Lounge, Kitchen/Diner, Bathroom
- 3 double Bedrooms (1 with En Suite facilities)
- Attractive multi fuel stove in Lounge
- Double glazed windows
- Oil fired central heating
- Well-maintained garden to front & rear
- Sizable timber shed with power
- Free parking to front
- Wonderful family home



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The Ground Floor accommodation comprises Entrance Hall with stairs rising to the first floor, Lounge and modern fitted Kitchen/Diner.

The First Floor accommodation offers the Upper Landing with stairs rising to the second floor, 2 double Bedrooms and family Bathroom.

The Second Floor consists of a Landing and double Bedroom with En Suite Shower Room.

In addition to its convenient location, this property is fully double glazed & benefits from oil fired central heating. Externally, there is a well-maintained enclosed garden to the front & rear. Free parking is located at the front of the property.

Ballachulish village offers a range of facilities including nursery & primary schools, children's play park, a well-used community village hall, supermarket, post office, restaurant/bar, cafe, fish & chip shop, patisserie, hotel, doctors and church. The secondary school is located in the nearby village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, Inverness, Glasgow and surrounding areas.

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

APPROACH

Via the front garden and entry into the Entrance Hall or through the rear garden and entry into the Diner.

ENTRANCE HALL

With external door to the front elevation, carpeted stairs rising to the first floor, laminate flooring and door leading to the Lounge.

LOUNGE 4.5m x 4.4m (max)

Bright room, with windows to the front elevation, under stair storage cupboard, attractive multi fuel stove, 2 radiators, laminate flooring and door leading to the Kitchen/Diner.

KITCHEN/DINER 5.6m x 2.2m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven, electric hob with stainless steel extractor hood over, integrated dishwasher, washing machine & fridge/freezer, space for dining furniture, radiator, tiled flooring, window to the rear elevation and patio doors leading to the rear garden.

UPPER LANDING

With carpeted stairs rising to the second floor, window to the front elevation, radiator, fitted carpet, doors leading to Bedroom One & Bedroom Two and the family Bathroom.

BEDROOM ONE 4m x 3.2m (max)

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

BEDROOM TWO 4m x 3.5m (max)

With window to the rear elevation, radiator, built-in cupboard (housing the hot water tank) and laminate flooring.



BATHROOM 2.2m x 1.9m

Fitted with a white suite comprising bath with shower over, WC & wash basin, heated towel rail, frosted window to the rear elevation, tiled walls and flooring.

SECOND FLOOR LANDING

With fitted carpet and door leading to Bedroom Three.

BEDROOM THREE 5m x 4.2m (max)

With dual aspect Velux windows to the front & rear elevations, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.1m x 2m

Fitted with a white suite comprising shower enclosure with electric shower, WC & wash basin, Velux window to the rear elevation, partly tiled walls and tiled flooring.

EXTERIOR

With well-maintained enclosed garden to the front and rear of the property. The garden to the front is laid partly with grass & partly with gravel offset with a variety of shrubs & bushes. There is a communal close (shared with 1 other neighboring property with access to the rear garden. The rear garden is enclosed with timber fencing and is laid with grass with paving slab paths and is planted with a variety to trees, shrubs, bushes & seasonal planting. The rear garden also houses a timber shed which has power & lighting. Off-street parking is located at the front of the property.



5 Albert Road, Ballachulish



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 C

EPC Rating: D58

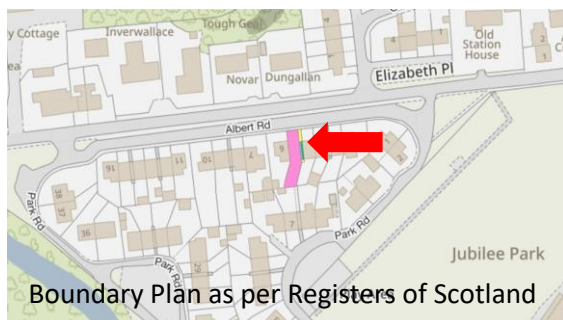
Local Authority: Highland Council

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.



LOCATION

Ballachulish is a village steeped in history, sitting by the shores of Loch Leven. It is surrounded by some of the most dramatic and beautiful scenery of mountains and lochs in Scotland. The village once had a thriving slate quarry and used to be known as the 'slate capital' of Scotland (the disused quarry can still be visited in the village). The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round.

DIRECTIONS

From Fort William, travel south on the A82 for approx. 13 miles and turn right into the village of Ballachulish. Bearing left on Albert Road. Number 5 is on the right-hand side and can be identified by the For Sale sign.

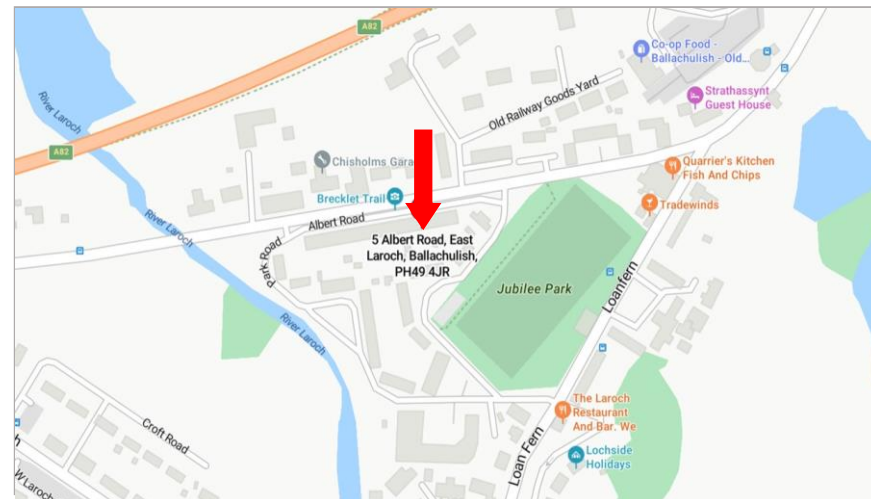
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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