



1 Morrison Crescent

Kinlochleven, PH50 4QY

Guide Price £195,000

Fiuran
PROPERTY

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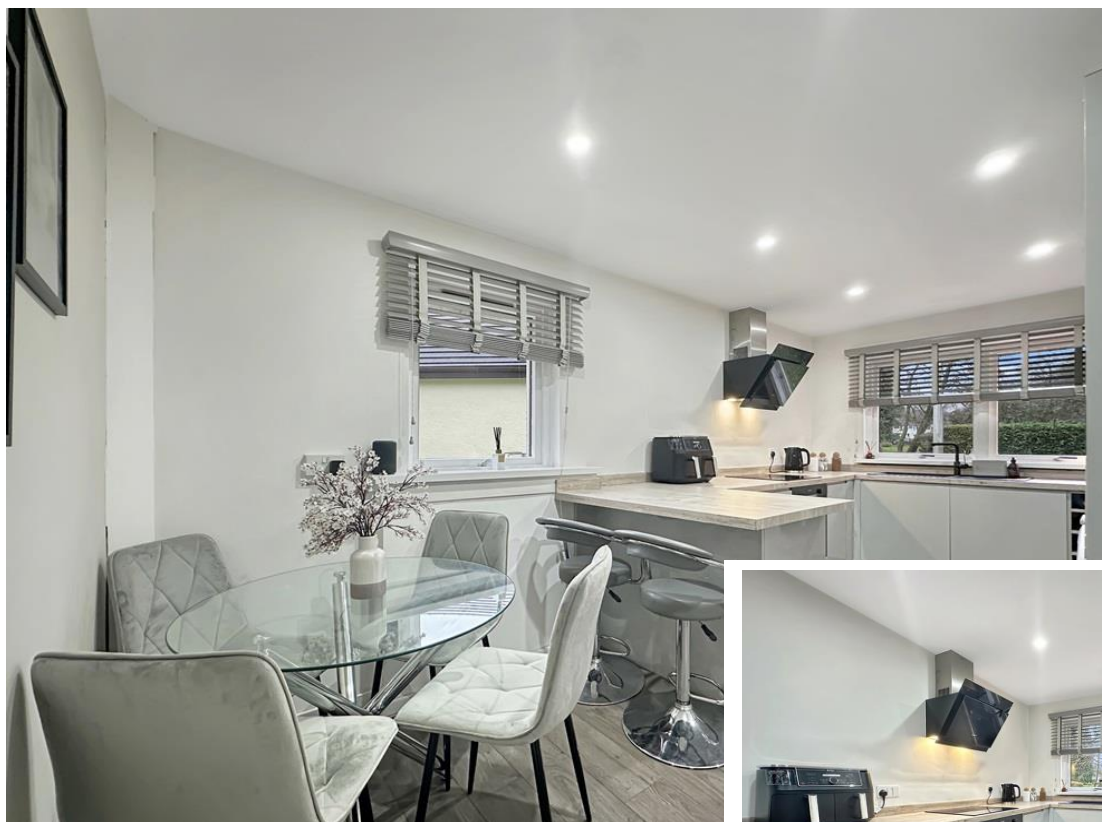
Kinlochleven, PH50 4QY

1 Morrison Crescent is a lovely detached Bungalow with 3 Bedrooms, located in the popular, picturesque village of Kinlochleven, it offers spacious accommodation in a traditional layout. With garden and driveway, 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 detached Bungalow
- Surrounded by mountains & countryside views
- Within walking distance of village amenities
- Hallway, Lounge, open-plan Kitchen/Diner
- 3 Bedrooms, family Bathroom and large Loft
- Excellent storage throughout
- Double glazed windows
- Oil fired central heating
- Garden surrounding the property
- Private driveway for off-street parking
- Wonderful family home
- Fantastic lifestyle opportunity



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The accommodation comprises of the welcoming L-shaped Hallway, Lounge, open-plan Kitchen/Diner, 3 Bedrooms and the family Bathroom. There is also a large Loft which is accessed via a hatch in the Hallway.

In addition to its scenic south facing position, 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 front garden and entrance into Hallway.

HALLWAY 5.8m x 5.2m (max)

Spacious and L-shaped with 2 storage cupboards, 2 radiators, laminate flooring and doors leading to the Lounge, Kitchen/Diner, all Bedrooms and the Bathroom.

LOUNGE 5.1m x 3.2m

Generous room with dual aspect windows to the front & side elevations, attractive wall mounted electric fire, radiator and laminate flooring.

KITCHEN/DINER 5.4m x 2.7m

Fitted with a range of modern light grey gloss base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven and hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, breakfast bar, radiator, dual aspect windows to the side & rear elevations and laminate flooring.

BEDROOM ONE 3.2m x 2.1m

With window to the front elevation, built-in wardrobe, radiator and laminate flooring.

BEDROOM TWO 3.5m x 3.2m

With window to the front elevation, built-in wardrobe with triple doors, radiator, laminate flooring and external door leading to the side garden.

BEDROOM THREE 3.6m x 3.2m

With window to the side elevation, built-in wardrobe with sliding mirrored doors, radiator, and laminate flooring.

BATHROOM 3.2m x 2.4m (max)

With frosted window to the rear elevation, white suite comprising bath with shower mixer tap, wet wall shower, wash basin & WC, radiator and resin anti-slip flooring.

LOFT

With retractable ladder, floored and with lighting.



GARDEN

The garden surrounds the property and is enclosed to the front & side by hedging plants and offers wonderful panoramic mountain views. The front garden is laid partly with grass & partly with paving slabs with tarmac paths leading to the front door, the front garden is planted with mature shrubs & bushes. The side garden & rear garden are also laid with grass with tarmac paths. The rear garden houses a metal shed and a timber shed. There is a tarmac private driveway which provides off street parking.

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.



1 Morrison Crescent, 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: D60

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. Morrison Crescent is 2nd turning left. Number 1 and can be identified by the for sale sign.

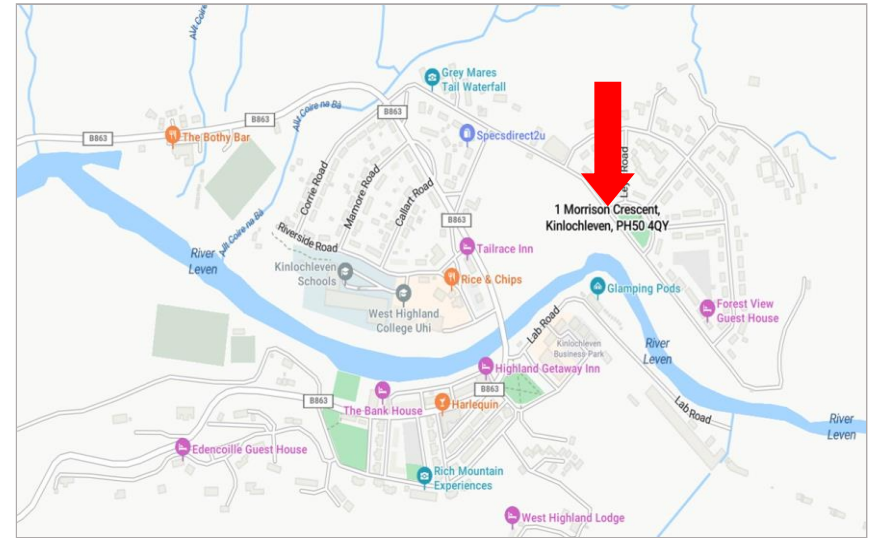
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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Elevated Views above Kinlochleven
looking down over Loch Leven