



10 Brown Terrace

Kinlochleven, PH50 4RF

Guide Price £125,000

Fiuran
PROPERTY

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10 Brown Terrace is a very desirable end-terrace House with 2 Bedrooms. Located in the popular, picturesque village of Kinlochleven, it offers spacious accommodation in a traditional layout. With a sizeable enclosed garden and timber shed, it would make an ideal purchase for first time buyers or a wonderful family home.

Special attention is drawn to the following:-

Key Features

- 2 Bedroom end-terraced House
- Surrounded by mountains & countryside views
- Within walking distance of village amenities
- Porch, Hallway, Lounge/Diner, Kitchen
- Upper Landing, 2 Bedrooms & Bathroom
- Double glazed windows & electric heating
- Private enclosed garden with timber shed
- Council Tax banding - B
- Wonderful family home
- Ideal purchase for first time buyers
- Fantastic lifestyle opportunity
- Vacant possession
- No onward chain



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The ground floor accommodation comprises of the entrance Porch with large storage cupboard, Hallway, spacious Lounge/Diner with traditional coal fire and Kitchen.

The First Floor offers the bright Upper Landing, 2 double Bedrooms and Bathroom.

There is also a Loft which is accessed via a hatch in the Upper Landing.

In addition to its scenic location, 10 Brown Terrace benefits from double glazed windows & electric heating, and is bought to the market without a chain.

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

APPROACH

Via the enclosed front garden and entrance into the Porch, or at the side into the Kitchen.

PORCH 2.4m x 1m (inc. cupboard)

With external wooden door to the front elevation, large storage cupboard housing the electrical fuse box, fitted carpet and door leading to the Hallway.

HALLWAY 2.4m x 2m (max)

With carpeted stairs rising to the first floor, storage heater, fitted carpet and doors leading to the Lounge and the Kitchen.

LOUNGE/DINER 5.8m x 3.5m (max)

With dual aspect windows to the front & rear elevations, traditional open coal fire with attractive surround, 2 storage heaters and fitted carpet.

KITCHEN 3.3m x 2.8m (max)

Fitted with base & wall mounted units, complementary work surfaces over, space for cooker, stainless steel sink & drainer, plumbing for washing machine, large pantry cupboard, window to the rear elevation, cushioned flooring and external door leading out to the side & rear gardens.



UPPER LANDING

With window to the side elevation, built-in storage cupboard, storage heater, fitted carpet, hatch access to the Loft and doors leading to both Bedrooms and the Bathroom.

BEDROOM ONE 4.7m x 2.8m (max)

With window to the front elevation, large built-in wardrobe, built-in cupboard housing the hot water tank, panel heater and fitted carpet.

BEDROOM TWO 3.7m x 2.9m

With window to the rear elevation, panel heater and fitted carpet.

BATHROOM 2.2m x 1.7m

With white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, vinyl flooring and frosted window to the rear elevation.



GARDEN

With sizeable enclosed garden to the front, side and rear of the property offering wonderful panoramic mountain views. The front & side gardens are laid with paving slabs offset with borders planted with a variety of shrubs & bushes. The extensive rear garden is laid mainly with grass and houses a substantial timber shed and is planted with trees, shrubs & bushes. Free on street parking is located nearby.

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, 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 (being 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.



10 Brown Terrace, 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: D61

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 first turning on the left onto Wades Road. Continue past the Church and turn next left onto Rob Roy Road. Continue ahead, turn left onto Brown Terrace, follow the road up the hill bearing right, continue ahead, Number 10 is the last terraced house on the left-hand side and can be identified by the for sale.

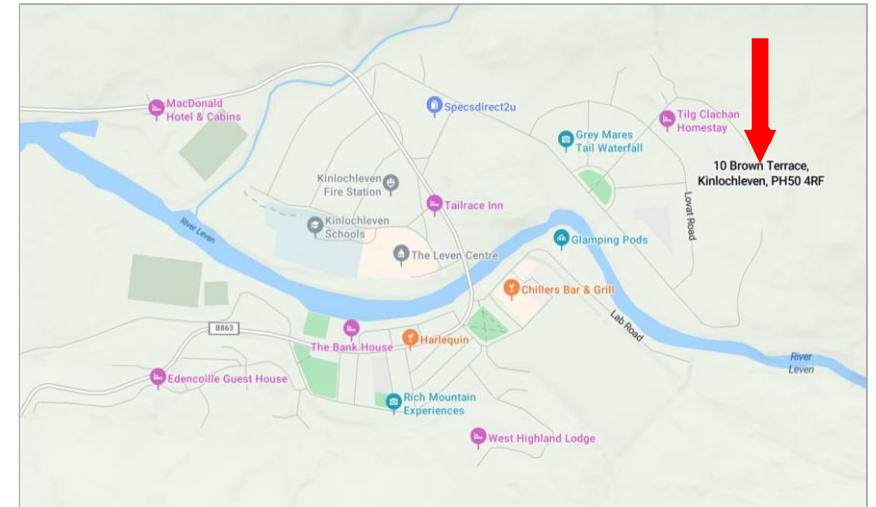
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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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. The background features majestic mountains under a blue sky with scattered white clouds. A prominent, sharp mountain peak is visible in the distance.

**Elevated view of Kinlochleven
and Loch Leven**