



2 Lochaber Road

Kinlochleven, PH50 4QW

Guide Price £175,000

Fiuran
PROPERTY

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2 Lochaber Road is a beautifully presented semi-detached House with 2 Bedrooms, located in the popular & picturesque village of Kinlochleven. Upgraded to a high standard in recent years & offering spacious accommodation in a traditional layout. With private driveway, large workshop/garage and well-maintained 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
- Hallway, Lounge, Dining Room, Kitchen
- Upper Landing, 2 Bedrooms & Shower Room
- Contents available under negotiation
- Multi-fuel stove & oil-fired central heating
- uPVC double glazed windows & doors
- Spacious low-maintenance garden
- Sizeable workshop/garage with power & lighting
- Gravelled private driveway with parking
- Council Tax Banding - B
- Wonderful family home
- Fantastic lifestyle opportunity
- Within walking distance of village amenities
- No onward chain



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The ground floor accommodation comprises of the Entrance Hallway, Lounge, Dining Room and Kitchen.

The First Floor offers the Upper Landing, 2 double Bedrooms (1 with walk-in wardrobe) and the Shower Room.

In addition its convenient location 2 Lochaber Road 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 the Hallway or at the rear into the Kitchen.

HALLWAY

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

LOUNGE 4.9m x 3.2m (max)

Bright room with picture window to the front elevation taking full advantage of the stunning mountain views, attractive multi fuel stove with wooden mantle over, under stairs storage cupboard, radiator, laminate flooring and door leading to the Dining Room.

DINING ROOM 5.9m x 2.4m (inc Kitchen)

With window to the rear elevation, ample space for dining furniture, radiator, laminate flooring and semi-open plan to the Kitchen.

KITCHEN 5.9m x 2.4m (inc Dining Room)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven, five ring Lpg hob with extractor hood over, tiled splash backs, fridge/freezer, dishwasher, washing machine, window to the rear elevation, laminate flooring and external door leading out to the rear garden.



UPPER LANDING 2.9m x 2.2m (max)

With storage cupboard, wall mounted cupboard housing the electric fuse box, radiator, fitted carpet and doors leading to both Bedrooms and the Shower Room.

BEDROOM ONE 5m x 2.6m (max)

With window to the front elevation with wonderful unrestricted mountain views, walk-in wardrobe, radiator and fitted carpet.

BEDROOM TWO 3.0m x 2.9m (max)

With window to the rear elevation with mountain views, radiator and fitted carpet.

SHOWER ROOM 1.9m x 1.9m

Fitted with a modern white suite comprising shower enclosure with mains shower, wash basin & WC, heated towel rail, frosted window to the rear elevation and laminate flooring.

LOFT

Accessed via a hatch in the Upper Landing.

WORKSHOP/GARAGE 5.8m x 3.8m

The sizable fully insulated workshop/garage has power & lighting, concrete flooring, single side door and remote control up & over electric door to the front.



GARDEN

The well-maintained garden surrounds the property and benefits from wonderful mountain views. The front garden is enclosed with timber fencing and is laid partly with gravel and partly with tarmac and provides off street parking. The rear garden is also enclosed with timber fencing and is laid partly with gravel and partly with a patio area laid with slate slabs. The rear garden houses the workshop/garage. Both front & rear gardens are suitable for garden furniture making the most of the surrounding countryside views and offering perfect places for relaxing 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, hairdressers, doctor's surgery, supermarket, gymnasium. 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.



2 Lochaber 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: E52

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.

Boundary Plan as per Registers of Scotland



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, Number 2 Lochaber Road is on the right-hand side and can easily be identified by the house 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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

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 view of Kinlochleven
looking down over Loch Leven

