



12 Appin Road
Kinlochleven, PH50 4RR
Guide Price £155,000

Fiuran
PROPERTY

12 Appin Road

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12 Appin Road is a very desirable & spacious end-terrace House with 3 Bedrooms. Located in the popular, picturesque village of Kinlochleven, with private garden to the front, side & rear taking full advantage of the mountain views, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom end-terrace House
- Unrestricted mountain views
- Within walking distance of village amenities
- Entrance Hallway, Lounge, Dining Room
- Kitchen, Shower Room, Upper Landing
- 3 Bedrooms, Bathroom and Loft
- Double glazed uPVC windows & external doors
- Oil fired central heating
- Private enclosed garden
- Brick shed & timber shed
- Council Tax Banding - B
- Wonderful family home
- No onward chain



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The ground floor accommodation comprises the entrance Hallway, Lounge, open plan Dining Room & Kitchen and Shower Room.

The First Floor offers the Upper Landing, 3 Bedrooms and the family Bathroom. There is also a Loft space which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, 12 Appin Road is double glazed, benefits from oil fired central heating and is brought to the market without a forward chain.

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

APPROACH

Via the gated front garden and entrance at the side of the property into the Hallway or via the gated rear garden and entry into the Kitchen.

ENTRANCE HALLWAY

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

LOUNGE 4.4m x 4.2m

With 2 windows to the front elevation, attractive electric fire (traditional open fire behind), radiator, fitted carpet and door leading to the Dining Room.

DINING ROOM 3.1m x 2.2m

Open plan to the Kitchen, wall mounted units, fitted carpet and door leading to the Shower Room.

KITCHEN 4.8m x 3m

Open plan to the Dining Room, fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, slimline dishwasher, integrated fridge, integrated freezer, washing machine, space for tumble dryer, window to the rear elevation, vinyl flooring and external door leading to the rear garden.

SHOWER ROOM 2.4m x 1.6m

Fitted with a white suite comprising shower cubicle, wash basin & WC, walk-in storage cupboard, heated towel rail, vinyl flooring and 2 frosted windows to the side elevation.

UPPER LANDING

With access hatch to the Loft, radiator, 2 windows to the side elevation, fitted carpet and doors leading to all 3 Bedrooms and the family Bathroom.

BEDROOM ONE 3.1m x 2.1m

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

BEDROOM TWO 4.4m x 3m

With 2 windows to the front elevation, built-in wardrobe and fitted carpet.

BEDROOM THREE 4.1m x 3m

With window to the rear elevation, double built-in wardrobe with sliding doors, radiator and fitted carpet.



BATHROOM 2m x 1.7m

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

EXTERIOR

With private well-maintained enclosed garden to the front, side & rear. The front garden has a paved path which leads from the front gate through to the rear garden. The front garden is laid with gravel offset with borders planted with mature shrubs & bushes. The rear garden is enclosed by a wall with a timber gate leading out to the rear. The rear garden is laid with paving slabs offset with borders planted with shrubs & bushes. The rear garden also houses a timber shed and a brick built shed. There is free on street parking to the front of the property.

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.



12 Appin 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.
Oil tank.

Council Tax: Band B **EPC Rating:** D57

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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



KINLOCHLEVEN

Kinlochleven was the site of a large aluminium smelter, established in 1904 and powered by a hydro-electric scheme that dammed the Blackwater valley above the village. At the time it was built, it was the largest in Europe. The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.

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. At the bottom of the viaduct take 5th right onto Nevis Road. Turn next left onto Appin Road. Number 12 is on the right 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.

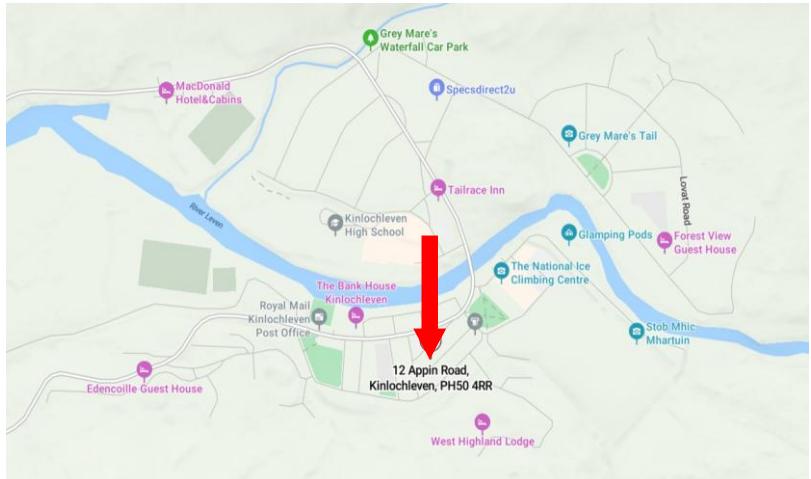
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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

