



PETER MURPHY & Co  
ESTATE AGENTS



## Bank House Leven Road, Kinlochleven, PH50 4RP

### Offers Over £425,000

Recently renovated to an exceptional standard and located in the penultimate stopover on the beautiful West Highland Way this former bank and manager's house is currently run as successful B&B, but could equally be a comfortable and spacious family home. Whilst retaining many original features including original cornices, internal woodwork and beautiful stain glass windows, this home has been modernised to offer quality accommodation. Accommodation comprises; external door to entrance porch, which opens to the welcoming entrance hallway. This leads on the right to the dining room and through to the kitchen, with cloakroom w/c to rear. On the left is a bright and airy lounge, with large picture window to front offering hillside views and ensuring plenty natural light reaches this comfortable living space. The hallway also leads to the laundry/utility room and ground floor bedroom with en-suite shower room. The attractive original staircase rises to the upper floor and leads to 4 bedrooms(3 en-suite) and family bathroom. Externally the front garden is laid with stone chippings with seating area. There is off street parking to the side which leads to the detached garage. The rear garden has an area of lawn with various outbuildings including a chicken coup.



## ENTRANCE PORCH

Double external door opens to the entrance porch. Door and stain glass window to hallway.



## CLOAKROOM WC

Located at the rear of the kitchen is the cloakroom wc with door to wash hand basin and door to wc.



## HALLWAY

The welcoming hallway provides access to the lounge, dining room leading through to kitchen, laundry room and bedroom 5 with en-suite shower room.



## DINING ROOM

Accessed from the hallway the large dining room offers a comfortable space for dining and entertaining. Attractive arched windows to front and side.



## LAUNDRY ROOM

Accessed from the hallway the laundry/utility room. Window and door to rear garden.



## LOUNGE

The bright and airy lounge, with large picture window to front offers hillside views and ensures plenty natural light reaches this comfortable living space.



## KITCHEN

The modern and well appointed kitchen has a large selection of units with solid oak worktops and Belfast style sink. There is space for informal dining to rear of kitchen with the original bank safe offering excellent storage. Second storage cupboard. Windows on both sides.



## BEDROOM 5

Located on the ground floor off the hallway this double bedroom has window to rear and door to en-suite shower room.





### BEDROOM 5 EN-SUITE

The en-suite includes wc, wash hand basin and shower cubicle with mains shower.



### BEDROOM 1

Accessed from the upper landing this lovely double bedroom has a large Bay window to front with panoramic hillside views. Door to e-suite bathroom.



### BEDROOM 1 EN-SUITE

The large stylish en-suite bathroom includes wc, 'his and hers' wash hand basins and bath with mains shower over.



### BEDROOM 2

Accessed from the upper landing this double bedroom has a large window to front and door to e-suite shower room.



### BEDROOM 2 EN-SUITE

The en-suite shower room includes wc, wash hand basin and shower cubicle with mains shower.



### BEDROOM 3

Accessed from the upper landing this double bedroom has a large window to rear and door to e-suite shower room.



### BEDROOM 3 EN-SUITE

The en-suite shower room includes wc, wash hand basin and shower cubicle with mains shower.





#### BEDROOM 4

Accessed from the upper landing this single bedroom has a window to rear.



#### FAMILY BATHROOM

Accessed from the upper landing the family bathroom includes wc, wash hand basin and bath with electric shower over.



#### REAR GARDEN

The rear garden has an area of lawn with various outbuildings including a chicken coup.



#### FRONT ELEVATION

Externally the front garden is laid with stone chippings with seating area. There is off street parking to the side which leads to the detached garage.



#### SIDE ELEVATION

There is off street parking to the side which leads to the detached garage.



#### GARAGE

The detached garage has been adapted for use as dog grooming service, but could easily be used for storage as required.



#### LOCATION

The popular village of Kinlochleven is located at the head of Loch Leven, approximately 7 miles from Glencoe and 21 miles from Fort William. the village has a wide range of amenities including the a primary & secondary school, post office, doctor's surgery, hotels, shops. Kinlochleven is also a fantastic place to base yourself for many of the outdoor activities that are available in the area including hill walking, cycling, hiking, skiing, fishing or watching the abundant wildlife in the area.

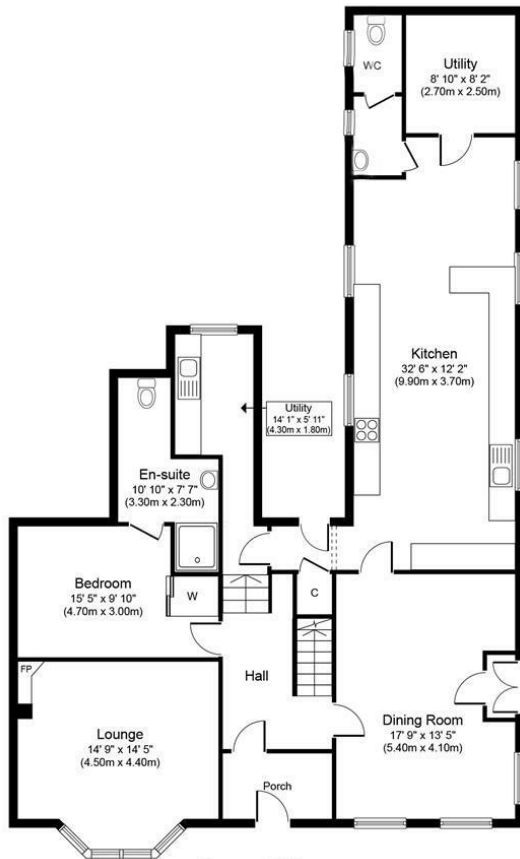
#### MISCELLANEOUS INFORMATION

Tenure - Freehold  
Council Tax - Band E

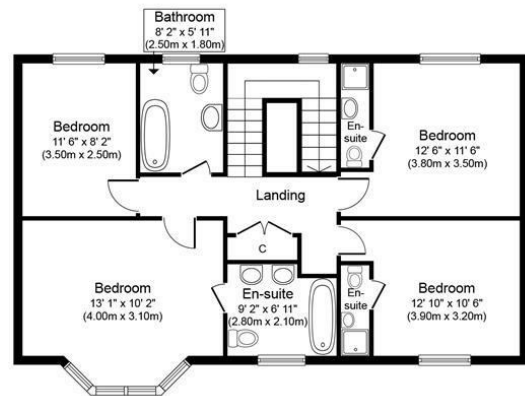
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**Ground Floor**  
Approximate Floor Area  
**1,437 sq. ft.**  
**(133.5 sq. m.)**



**First Floor**  
Approximate Floor Area  
**838 sq. ft.**  
**(77.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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