



16 Wades Road

Kinlochleven, PH50 4QX

Guide Price £190,000

Fiuran
PROPERTY

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16 Wades Road is a lovely 3 Bedroom semi-detached House in the popular picturesque village of Kinlochleven, offering spacious accommodation in a traditional layout. With sizeable enclosed 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

- Very desirable semi-detached House
- Surrounded by mountains & countryside views
- Within walking distance of village amenities
- Entrance Porch, Hallway, Lounge, Dining Room
- Kitchen, Vestibule, 3 Bedrooms & Bathroom
- Large Loft with retractable ladder
- Double glazed windows & solid fuel heating
- Spacious garden to front, side & rear
- Metal shed in the rear garden
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain



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The ground floor accommodation comprises of the entrance Porch, Hallway, Lounge, Dining Room, Kitchen and Vestibule.

The First Floor offers the Upper Landing, 3 Bedrooms and family Bathroom. There is also a large floored Loft with lighting which is accessed by a retractable ladder via a hatch in the Upper Landing.

In addition to its scenic south facing position, this property is fully double glazed and benefits from solid fuel heating.

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

APPROACH

Via the front garden and entrance at the into the Porch or at the rear into the Vestibule.

ENTRANCE PORCH 1.4m x 1.2m

With external front door, window to the side elevation, laminate flooring and door leading to the Hallway.

HALLWAY 4.1m x 2m (max)

With carpeted stairs rising to the first floor, large under stair storage cupboard, laminate flooring, and doors leading to the Lounge and Dining Room.

LOUNGE 4.5m x 4.1

Spacious room with 2 windows to the front elevation taking full advantage of the open mountain views, recess with shelves, traditional open fire, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 3.1m x 2.9m

Fitted with a range of base & wall mounted units, complementary work surfaces over, tiled splash-backs, stainless steel sink & drainer, electric cooker, plumbing for washing machine, space for tumble dryer, radiator, 2 windows to the rear elevation, vinyl flooring and semi-open to the Vestibule.

VESTIBULE 3.1m x 1m

With external door to the rear garden, large storage cupboard and vinyl flooring.

DINING ROOM 3.5m x 3.1m

With window to the rear elevation overlooking the rear garden and mountain views beyond, storage cupboard, radiator, and laminate flooring.



UPPER LANDING 4.5m x 2m (max)

With window to the front elevation with views of the mountains and countryside, 2 built-in storage cupboards, radiator, fitted carpet, hatch access to the Loft, doors leading to all 3 Bedrooms and the family Bathroom.

BEDROOM ONE 4.1m x 3.5m

With window to the front elevation with views of the superb countryside, radiator and fitted carpet.

BEDROOM TWO 4.2m x 2.7m

With window to the rear elevation, built-in cupboard (housing the hot water tank), radiator and fitted carpet.

BEDROOM THREE 3.1m x 2.8m

With window to the rear elevation with slightly coombed ceiling, built-in cupboard, radiator, and fitted carpet.

BATHROOM 3.1m x 1.6m

With frosted window to the rear elevation, white suite comprising bath with electric shower over, wash basin & WC, radiator, partly tiled walls and vinyl flooring.

LOFT

With retractable ladder, floored, and with lighting.

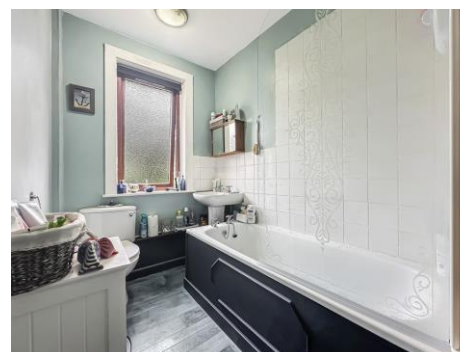


GARDEN

With sizeable mature garden to the front, side and rear offering wonderful panoramic mountain views. The front & side gardens are enclosed with a variety of hedging plants, shrubs & bushes, laid partly with grass with a concrete path. The rear garden again is enclosed with a variety of hedging plants, shrubs & bushes and is laid mainly with grass with a paved area suitable for garden furniture and an ideal place to dine alfresco and for enjoying the beautiful scenery. The rear garden also houses a metal shed.

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.



16 Wades 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: E49

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 and along to almost the end of Wades Road. Number 22 is the third last property on the left hand side before Lovat Road and can be identified by the for sale.

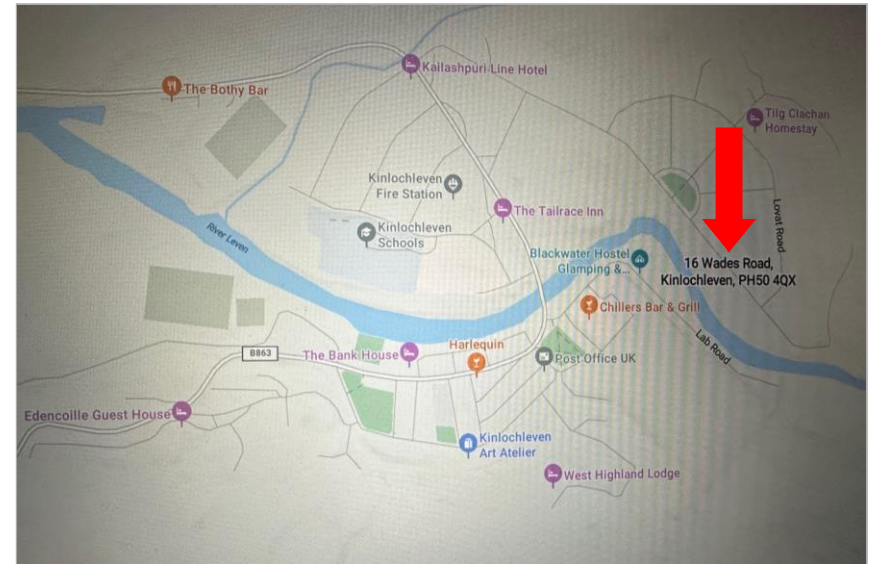
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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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T: 07471 783 721

E: kellie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP



The smart way to buy & sell in and around Fort William

Elevated Views above Kinlochleven
looking down over Loch Leven

