



## 1 Svarga

Hostel Brae, Kinlochleven, PH50 4RT

Guide Price £440,000

**Fiuran**  
PROPERTY

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# 1 Svarga

Hostel Brae, Kinlochleven, PH50 4RT

1 Svarga is a contemporary and extremely energy efficient 5 Bedroom detached Villa, built in 2018 and finished to an extremely high standard. With breathtaking panoramic views, located above the very, popular village of Kinlochleven, it would make a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Wonderful, detached family home
- Immaculately presented detached Villa
- Incredible airtightness & very low running costs
- Elevated panoramic views from every window
- Exceptional finish & in walk-in condition
- Within walking distance of village amenities
- Balcony on first floor capturing the mountain views
- Porch, Hallway, open-plan Lounge/Kitchen/Diner
- Utility Room, Cloakroom, Bedroom/Sitting Room
- Upper Landing, 4 further Bedrooms (1 with En Suite)
- Family Bathroom. Excellent storage throughout
- Kitchen & Utility Room appliances included in sale
- Aluminum clad engineered windows & doors
- Air source heat pump to air to air heating converter
- Attractive multi fuel stove in Lounge
- Detached double garage with electric remote doors
- Well maintained garden with mountain views



1 Svarga is a contemporary and extremely energy efficient 5 Bedroom detached Villa, built in 2018 and finished to an extremely high standard. With breathtaking panoramic views, located above the very, popular village of Kinlochleven, it would make a wonderful family home.

The ground floor accommodation comprises of the covered Porch, Hallway, open plan Lounge/Dining Room/Kitchen with stunning views, Bedroom/Sitting Room, Utility Room and Cloakroom.

The first floor boasts a bright landing, Master Bedroom with En Suite Shower Room, 2 further double Bedrooms both with doors leading out onto Balcony and one with a Dressing Room, further single Bedroom and the family Bathroom.

In addition to its stunning location, this property has been designed to maximise the panoramic views from every window, the doors have also been orientated to accentuate the stunning scenery, absorb the sun and offer as little maintenance as possible. The efficiency of this property means that the windows can be much larger than normal and still retain the warmth. The exterior cladding is sustainable Scottish larch requiring little maintenance. The roof is Vieo double seamed metal, this type of roof is more durable than traditional slate or concrete tiles as there are no penetrations in the sheets and is striking in appearance. 1 Svarga also benefits from an air source heat pump that provides air to air heating into an inverter in the Lounge.

There is also a double garage with remote controlled electric doors. The private driveway provides ample parking.

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

### APPROACH

Via the block paved driveway at the side of the property and entrance into the covered Porch and into the Hallway.

### COVERED PORCH

Covered area with lighting, paved slabs covering the floor and external door leading into the Hallway.

### HALLWAY 2.7m x 1.7m (max)

With window to the rear elevation, shelving and drawer unit, radiator, ceramic tiled flooring and door leading to the open plan Lounge/Dining Room/Kitchen

### LOUNGE 4.1m x 3.8m (max)

With large picture window to the front elevation, further window to the side elevation, open plan to the Dining Room & Kitchen, attractive multifuel stove set on a slate hearth and Karndean LVT flooring.

### DINING ROOM 5m x 3.8m (max)

Open plan to the Kitchen & Lounge, Karndean LVT flooring and sliding doors leading to the front covered Porch and the front garden.

### KITCHEN 3.6m x 2.8m (max)

Open plan to the Dining Room & Lounge, fitted with a range of modern units, complementary Quartz worksurfaces over, sink & drainer, electric oven & microwave, induction hob, tiled splashbacks, dishwasher, window to the front elevations framing the mountain views and Karndean LVT flooring.

### UTILITY ROOM 3m x 1.7m

Fitted with a range of modern units, complementary work surfaces over, sink & drainer, washing machine, tumble dryer, space for freestanding fridge/freezer, radiator, Karndean LVT flooring and door leading to the Cloakroom.





**CLOAKROOM** 3m x 1.1m

With modern white suite comprising wash basin set in a vanity unit & WC, frosted window to the rear elevation, heated towel rail, partially tiled walls and LVT flooring.

**BEDROOM ONE/SITTING ROOM** 3m x 2m (max)

With window to the rear elevation, radiator and Karndean LVT flooring.

**UPPER LANDING**

With carpeted stairs rising from the first floor, window to the rear elevation and doors leading to the upper Bedrooms and family Bathroom.

**BEDROOM TWO** 3.4m x 3m (max)

With window to the front elevation, door leading out onto the balcony - a wonderful place to sit and enjoy the stunning views, radiator and Dressing Room 2.1m x 1.8m.

**BATHROOM** 3m x 1.9m

With modern white suite comprising freestanding bath, large walk-in shower cubicle, wash basin set in a vanity unit, WC, wall mounted mirror, heated towel rail, frosted window to the rear elevation and tiled walls & tiled flooring.

**BEDROOM THREE** 3.2m x 3.1m

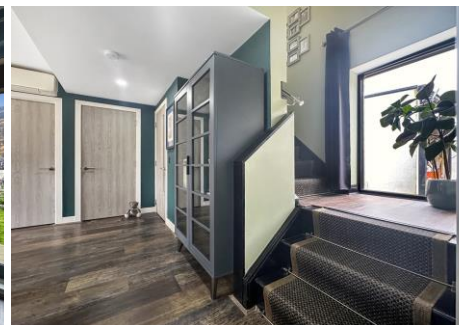
With window to the front elevation, door leading out onto the balcony, large built-in wardrobe with double sliding doors, radiator and laminate flooring.

**BEDROOM FOUR** 4.1m x 3m

With window to the front elevation, large built-in wardrobe with double doors, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.9m x 1.4m

With white suite comprising of shower enclosure WC & wash basin, wall mounted mirror, heated towel rail, partly tiled walls and tiled flooring.





### **BEDROOM FIVE** 3.1m x 2.3m

L-shaped with window to the rear elevation, radiator and laminate flooring.

### **GARDEN**

Well maintained garden grounds surround the property offering wonderful panoramic mountain views. The front garden is laid partly with grass offset with beds planted with trees, shrubs, bushes and seasonal plants and with a wildlife pond. There is a paved patio area leading out from the Dining Room, this is an ideal place for garden furniture, having a barbeque and for entertaining, the perfect place for taking in the breathtaking views. The enclosed rear garden is to the rear of the driveway, again planted with grass and offset with rockery borders planted with shrubs, bushes and seasonal plants. The double garage located at the rear of the property has an electric up and over door, and power & lighting. The block paved driveway provides ample private parking.

### **GARAGE**

Detached double garage with remote control electric door, further single door, power, lighting and concrete flooring. There is an enclosed lean-to potting shed to the side of the garage.

### **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, indoor ice climbing wall, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.



# 1 Svarga, Hostel Brae, 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, and drainage.

**Council Tax:** Band D    **EPC Rating:** C70

**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, continue ahead and follow the road over the river, pass the Ice Factor and turn next left. Turn second right and then first left, continue up the hill. 1 Svarga is on the first property on the left-hand side and can easily 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.

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.



# Fiuran

PROPERTY

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