



11 Appin Road

Kinlochleven, PH50 4RR

Guide Price £145,000

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PROPERTY

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11 Appin Road is a spacious mid-terrace House with 3 Bedrooms. Located in the popular, picturesque village of Kinlochleven, with private garden to the front & 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 mid-terrace House
- Unrestricted mountain views
- Within walking distance of village amenities
- Entrance Hall, Lounge/Diner
- Kitchen, Upper Landing
- 3 Bedrooms, Shower Room and Loft
- Multi fuel stove in Lounge
- Double glazed windows
- Solid fuel central heating
- Private enclosed garden
- 2 brick sheds & timber log store
- Council Tax Banding - B
- Wonderful family home



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The ground floor accommodation comprises the entrance Hall, Lounge/Diner and Kitchen.

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

In addition to its convenient location, this well presented & bright 3 Bedroomed House is double glazed and has solid fuel central heating.

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

APPROACH

Via the gated front garden and entrance into the entrance Hall or via the gated rear garden and into the Kitchen.

ENTRANCE HALL

With carpeted stairs rising to the first floor, laminate flooring and door leading to the Lounge/Diner.

LOUNGE/DINER 4.9m x 4.2m (max)

With bay window to the front elevation with mountain views, attractive solid fuel stove, radiator, laminate flooring and door leading to the Kitchen.

KITCHEN 5.1m x 2.4m

Fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & microwave, electric induction hob with extractor hood over, integrated dishwasher, space for free standing fridge/freezer, space for tumble dryer, tiled splashbacks, 2 windows to the rear elevation, storage area, vinyl flooring and external door leading to the rear garden.

UPPER LANDING 2.1m x 2m

With access hatch to the Loft, radiator, fitted carpet and doors leading to all 3 Bedrooms and the Shower Room.

BEDROOM ONE 3.1m x 2.1m

With window to the front elevation, built-in cupboard, radiator and fitted carpet.

BEDROOM TWO 4.1m x 3m (max)

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

BEDROOM THREE 3.2m x 2.5m (max)

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



SHOWER ROOM 1.9m x 1.6m

Fitted with a modern white suite comprising shower cubicle with electric shower, wash basin & WC, vinyl flooring and frosted window to the rear elevation.

EXTERIOR

With private garden to the front & rear. The front garden is enclosed to the front by a wall with a timber gate, there is a timber fence to one side with a metal fence to the other. The front garden is laid partly with grass and partly with paving slabs. The rear garden is enclosed with timber fencing with a gate to the rear and is laid with a mixture of gravel and paving slabs. There are 2 brick built sheds in the rear garden (1 with power & lighting and with plumbing for a washing machine), there is also a sizeable timber log store. 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.



11 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:** D63

Local Authority: Highland Council

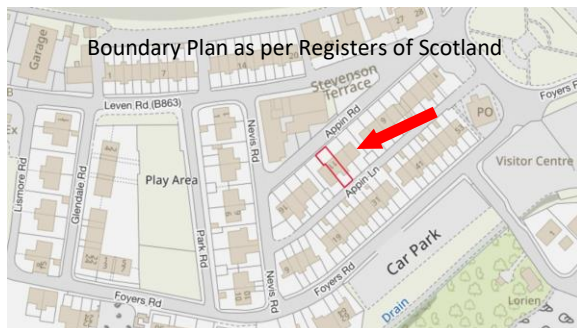
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent, and is also available via agents Website, Rightmove, Zoopla & OnTheMarket.

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, 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.

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 11 is on the right and can be identified by the For Sale sign.

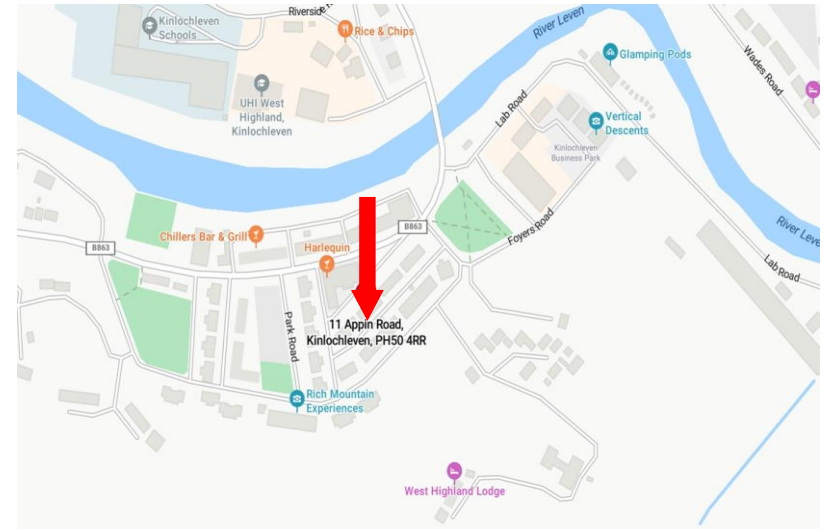
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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

