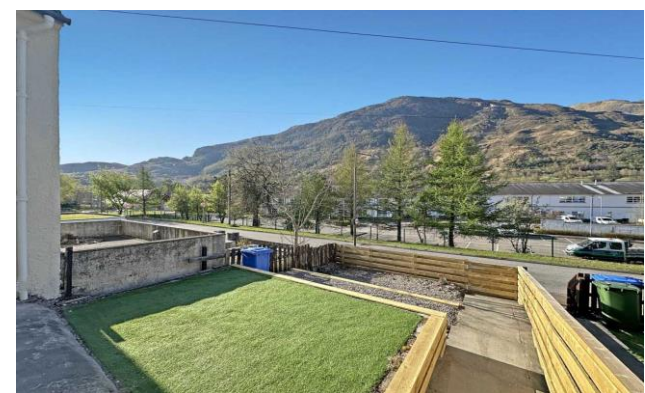




## 11 Riverside Road

Kinlochleven, PH50 4QH

Guide Price £165,000



**Fiuran**  
PROPERTY



# 11 Riverside Road

Kinlochleven, PH50 4QH

11 Riverside Road is a lovely 2 Bedroom mid-terraced House, located in the picturesque village of Kinlochleven, offering spacious accommodation in a traditional layout. Recently renovated and with private garden to the front & rear, it would make a perfect purchase for first time buyers or an ideal buy-to-let investment.

Special attention is drawn to the following:-

## Key Features

- Desirable mid-terraced House
- Unrestricted mountain views
- Within walking distance of village amenities
- Entrance Hallway, Lounge, Kitchen/Diner
- Bathroom and 2 double Bedrooms
- Double glazed windows
- Oil fired central heating
- Sizeable garden to front & rear
- Timber shed & children's playhouse
- Council Tax Banding - B
- Vacant possession
- No onward chain



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

The First Floor offers 2 Bedrooms (1 with built-in wardrobe), and the family Bathroom. There is also a Loft space which is accessed via a hatch on the Upper Landing.

In addition to its convenient location, this spacious 2 Bedroomed House has recently been renovated, it has double glazing & oil fired central heating. The sizable garden to the front & rear benefits from a sunny aspect with lovely mountain views of the surrounding countryside. The rear garden houses a timber shed and children's playhouse. Free on-street parking is available at the front of the property.

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

### **APPROACH**

Via the enclosed front garden front and entrance at the front door into the entrance Hallway.

### **ENTRANCE HALLWAY**

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

### **LOUNGE** 4.8m x 3.2m (max)

With window to the front elevation taking full advantage of the mountain views, radiator, newly fitted carpet and door leading to the Kitchen/Diner.

### **KITCHEN/DINER** 5.9m x 2.4m

Fitted with base & wall mounted units, complementary work surfaces over, stainless steel sink, electric oven & hob, extractor hood, storage cupboard, window to the rear elevation, newly laid laminate flooring, under stairs storage cupboard, radiator, window to the rear elevation and external door leading to the rear garden.

### **UPPER LANDING**

With storage cupboard, further cupboard above stairs, newly fitted carpet, access hatch to the Loft and doors leading to both double Bedrooms and the family Bathroom.





**BEDROOM ONE** 5.9m x 2.6m (max)

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

**BEDROOM TWO** 3.1m x 3m (max)

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

**BATHROOM** 2m x 1.8m

Fitted with a white suite comprising, bath with shower over, WC & wash basin, radiator, laminate flooring and frosted window to the rear elevation.

**EXTERIOR**

The front garden is tiered with the lower tier being laid with gravel and the upper tier being laid with Astroturf, paved slab steps lead to the front door. The rear garden is laid with grass and houses a timber shed, children's playhouse, and the oil tank.

**LOCATION**

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 scenery of mountains and lochs in Scotland, and offers a range of facilities including a Library, nursery, primary and secondary school, well attended community centre, hair dressers, doctor's surgery and supermarket. There are also restaurants, bars, tea-rooms, and a regular bus service into Fort William and surrounding area.



# 11 Riverside 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:** D65

**Local Authority:** Highland Council

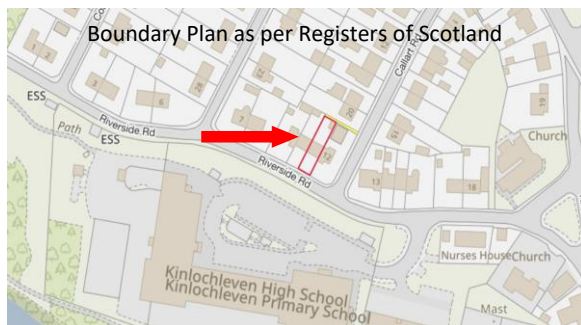
**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**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. On entering Kinlochleven, cross the small bridge, take the third road on the right onto Callart Road. At the T junction turn right onto Riverside Road. Number 11 is on the right-hand side and can be identified by the For Sale sign.

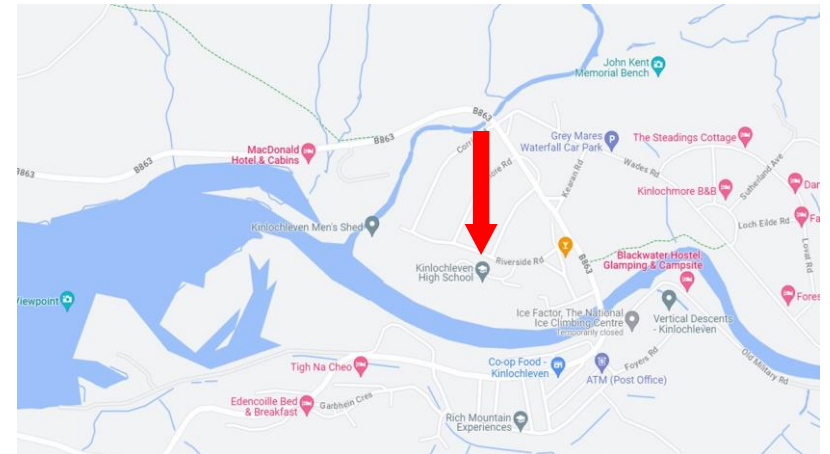
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



# Fiuran

PROPERTY

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**Elevated view of Kinlochleven  
looking down over Loch Leven**

