



## Allengrange

Garbhein Road, Kinlochleven, PH50 4SE

Guide Price £300,000

**Fiuran**  
PROPERTY

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# Allengrange

Garbhein Road, Kinlochleven, PH50 4SE

Allengrange is a substantial semi-detached House offering spacious & bright accommodation in an elevated position with views towards the Mamores. With garden and driveway, it would make a wonderful family home, ideal buy-to-let investment or a perfect Bed & Breakfast business.

Special attention is drawn to the following:-

## Key Features

- Desirable semi-detached House
- Superb unrestricted mountain views
- Within walking distance of village amenities
- Entrance Hallway, Lounge, Dining Room
- Utility Room, Kitchen, Inner Hall, WC
- 4/5 Bedrooms, Bathroom and Loft
- Excellent storage throughout
- Double glazed UPVC windows & doors
- Oil fired central heating
- Sizeable enclosed garden
- Wonderful family home
- Ideal buy-to-let investment
- Perfect Bed & Breakfast business



Allengrange is a substantial semi-detached House offering spacious & bright accommodation in an elevated position with views towards the Mamores. With garden and driveway, it would make a wonderful family home, ideal buy-to-let investment or a perfect Bed & Breakfast business.

The lower accommodation comprises of entrance Porch, spacious Hallway with built-in storage cupboard & carpeted stairs leading to the first floor, bright Lounge with multi fuel stove & picture window, Kitchen, Utility Room, Inner Hallway, WC and ground floor Bedroom/Dining Room with dual aspect windows & multi fuel stove.

The upper level boasts a bright landing, four Bedrooms (three with En Suite Shower Rooms) and family Bathroom. There is also a floored Loft space with power & lighting.

In addition to its peaceful location, this property is fully double glazed, benefits from oil heating and is set within sizeable grounds, which house a heated drying room. There is a tarmacked driveway with parking for multiple vehicles.

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

#### **APPROACH**

Via the driveway leading to the front of the property and entrance at the front of the house into Porch or at the rear into Inner Hallway.

#### **HALLWAY** 4.3m x 2m (max)

With radiator, large storage cupboard, carpeted stairs leading to the first floor, tiled flooring and doors leading to the Lounge, Bedroom 1/Dining Room and Utility Room.

#### **LOUNGE** 5.3m x 4m

(Currently used as a Bedroom) With picture windows to the front elevation, 2 radiators, attractive fire surround with wood burner stove and wooden flooring.

#### **KITCHEN** 3.8m x 3.6m

Fitted with a range of base & wall mounted units, complementary work surfaces over, tiled splash-backs, stainless steel sink & drainer, double oven, LPG gas hob, microwave, extractor hood, integrated fridge & dishwasher, window to the rear elevation, tiled flooring and door leading to the Utility Room.

#### **UTILITY ROOM** 2.9m x 2.4m

Fitted with a range of base units, plumbing for washing machine and space for tumble dryer, tiled flooring, window to the rear elevation and doors leading to the Kitchen, Hallway and Inner Hallway.

#### **INNER HALLWAY** 2.5m x 2m (max)

With tiled flooring, doors leading to the Utility Room, WC, Boiler Room, Store Cupboard and external door leading to the rear Garden.

#### **WC** 1.3m x 0.8m

With white suite comprising WC & wash basin, window to the rear elevation and tiled flooring.





**BEDROOM ONE/DINING ROOM** 4.7m x 3.8m  
(Currently used as a Bedroom) With dual aspect window to the front & side elevations, attractive fire surround & wood burner stove, radiator and wooden flooring.

**UPPER LANDING** 6.1m x 2.2m  
With window to the side elevation, 2 storage cupboards, hatch to the loft, radiator, fitted carpet and doors leading to all upper level 4 Bedrooms and the family Bathroom.

**BEDROOM TWO** 3.8m x 3.5m  
With window to the front elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 3m x 1m  
With white suite comprising shower enclosure WC & wash basin and tiled flooring.

**BEDROOM THREE** 4.6m x 4m  
With window to the front elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 4.2m x 1.1m  
With white suite comprising shower enclosure WC & wash basin and tiled flooring.

**BEDROOM FOUR** 4m x 3.8m  
With window to the rear elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 4.2m x 1.1m  
With white suite comprising shower enclosure WC & wash basin and tiled flooring.

**BEDROOM FIVE** 3m x 2.4m  
With window to the side elevation, radiator and fitted carpet.



**BATHROOM** 2.9m x 2.4m

With white suite comprising spa bath, shower enclosure, WC & wash basin, frosted window to the rear elevation and tiled flooring.

**LOFT**

The floored Loft space with Velux window to the rear elevation, power & lighting is accessed from the hatch in the Upper Landing.

**GARDEN**

Spacious & low maintenance garden grounds surround the property and offer elevated panoramic mountain views. A superb place for relaxing and dining al fresco. The tarmac driveway leads to the front & side garden and is offset with grass. The tiered side and rear garden are laid mainly to gravel and concrete and are offset with mature trees, shrubs and bushes. The side garden houses a heated drying room accessed via metal steps. The rear garden houses the oil tank. There is ample private parking for multiple vehicles.

**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.





## Allengrange, 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. LPG Gas bottles for gas hob.

**Council Tax:** Band E    **EPC Rating:** D60

**Local Authority:** Highland Council

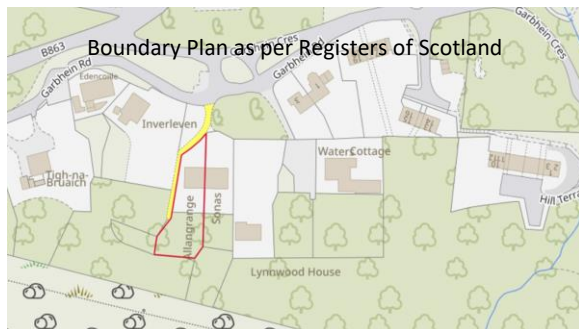
**Land:** It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

**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.

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 along the A82 for approx. 12 miles. At North Ballachulish, take a left onto the B863 Kinlochleven Road, and follow the road for approx. 7 miles. Immediately after the Welcome to Kinlochleven sign continue along with road and up the viaduct, turn left half way up the viaduct, Allengrange 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.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA ([www.sepa.org.uk](http://www.sepa.org.uk)).

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

