



3 Corrie Road

Kinlochleven, PH50 4QJ

Guide Price £180,000

Fiuran
PROPERTY

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3 Corrie Road is a beautifully presented semi-detached House with 2 Bedrooms, located in the popular & picturesque village of Kinlochleven. Recently upgraded to a high standard & offering spacious accommodation in a traditional layout. With private driveway and well-maintained 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

- Lovely semi-detached House
- Surrounded by mountains & countryside views
- Entrance Porch, Hallway, Lounge, Kitchen/Diner
- Cloakroom, Landing, 2 Bedrooms & Bathroom
- Large Loft with retractable ladder
- uPVC double glazed windows & doors
- Air source central heating
- Solar panels to the front elevation
- Spacious low-maintenance garden
- 3 timber sheds in side & rear garden
- Mono block private driveway with parking
- Council Tax Banding - B
- Wonderful family home
- Fantastic lifestyle opportunity
- Within walking distance of village amenities



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The ground floor accommodation comprises of the Entrance Porch, Lounge, Kitchen/Diner and Cloakroom.

The First Floor offers the Upper Landing, 2 double Bedrooms (1 with walk-in wardrobe) and the family Bathroom. There is also a partially floored Loft with lighting and which is accessed by a retractable ladder via a hatch in Bedroom Two.

In addition its convenient location 3 Corrie Road is fully double glazed and benefits from air source central heating.

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

APPROACH

Via the front garden and entrance into the Porch or at the rear into the Kitchen/Diner.

ENTRANCE PORCH 1.1m x 1m

With external UPVC door to the front elevation, tiled flooring and door leading to the Hallway.

HALLWAY 1.8m x 1.8m

With carpeted stairs rising to the first floor, radiator, tiled flooring and doors leading to the Lounge and Kitchen/Diner.

LOUNGE 5.3m x 3.3m (max)

Bright room with dual aspect windows to the front & rear elevations, 2 radiators and fitted carpet.

KITCHEN/DINER 5.3m x 4m (max)

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, ceramic sink & drainer, electric oven, electric hob with tiled splash backs, space for freestanding fridge/freezer, plumbing for washing machine, space for dining furniture, cupboard housing the electrical fuse box, understairs storage cupboard, radiator, tiled flooring and external door leading to the rear garden.



CLOAKROOM 1.7m x 1.2m

Fitted with a modern white suite comprising wash basin set in a vanity unit, WC, wall mounted mirror, radiator, frosted window to the rear elevation, tiled walls and tiled flooring.

UPPER LANDING 2m x 1.7m

With window to the rear elevation, radiator, fitted carpet and doors leading to both Bedrooms and the family Bathroom.

BEDROOM ONE 5.3m x 3.3m (max)

With dual aspect windows to the front & rear elevations, radiator and fitted carpet.

BEDROOM TWO 3.3m x 2.9m

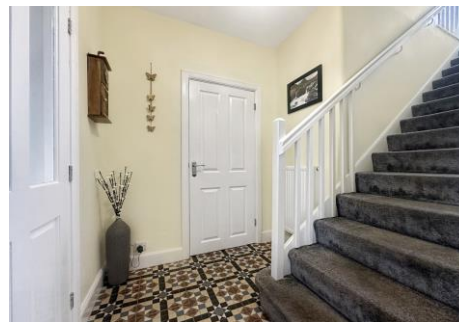
With window to the front elevation, walk-in wardrobe, radiator and fitted carpet.

BATHROOM 1.9m x 1.7m

Fitted with a modern white suite comprising bath with shower over, wash basin & WC set in a vanity unit, radiator, tiled walls, frosted window to the rear elevation and tiled flooring.

LOFT

Accessed via a hatch in Bedroom Two, with 2 Velux windows to the rear elevation, retractable ladder, partially floored and with lighting.



GARDEN

The well-established & manicured garden surrounds the property and benefits from wonderful mountain views. The front garden is laid partly with gravel and partly with mono block paving and provides off street parking. The expansive enclosed rear garden is laid with a mixture of mono block paving, gravel and grass. There are several areas suitable for garden furniture making the most of the surrounding countryside views and offering perfect places for relaxing and for dining alfresco. There is an external power socket and 3 timber sheds in the side/rear garden.

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 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.



3 Corrie 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: C69

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

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 first turning right onto Corrie Road, Number 3 is on the right-hand side and can be identified by the house 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.

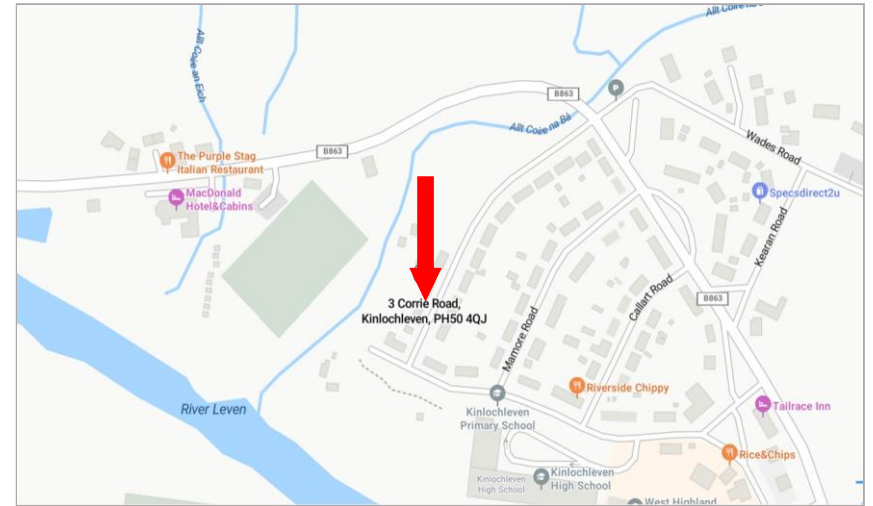
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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).

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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