



2 Svarga

Hostel Brae, Kinlochleven, PH50 4RT

Guide Price £425,000

Fiuran
PROPERTY

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2 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 mountain views, located above the very popular village of Kinlochleven, it would make a wonderful family home or a superb buy-to-let investment. 2 Svarga is currently run as a successful letting business and has a Short Term Letting Licence granted.

Special attention is drawn to the following:-

Key Features

- Wonderful detached family home
- Beautifully presented and in walk-in condition
- Incredible airtightness & very low running costs
- Elevated panoramic views from every window
- Within walking distance of village amenities
- Porch, Hallway, open-plan Lounge/Kitchen/Diner
- Utility Room, Shower Room, Bedroom, Upper Landing
- 4 further Bedrooms (1 with En Suite) & Bathroom
- 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
- Some contents available under separate negotiation
- Enclosed private garden with mountain views
- Detached double garage with electric remote door
- Well maintained garden with mountain views
- Short Term Letting Licence granted
- No onward chain and vacant possession



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The ground floor accommodation comprises of the covered Porch, Hallway, open plan lounge/Kitchen/Diner with stunning views, Utility Room, Shower Room and Bedroom.

The first floor boasts a bright landing, Master Bedroom with En Suite Shower Room, 3 further Bedrooms (1 with French Doors with Juliet balcony) and the family Bathroom.

In addition to its stunning location, this property has been designed to maximise the panoramic mountain 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 is no penetration in the sheets and is striking in appearance. 2 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 door. The block paved driveway provides private parking.

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

APPROACH

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

COVERED PORCH

With lighting, paving slabs and external door leading into the Hallway.

HALLWAY 3.6m x 1.4m

With window to the rear elevation, electric fuse box, radiator, polished concrete flooring and door leading to the open plan Lounge/Kitchen/Diner.

LOUNGE 8.7m x 6.1 (max) (inc. Lounge/Kitchen/Diner)

Open plan to the Kitchen & Diner, window to the front elevation taking full advantage of the mountain views, attractive multifuel stove set on a slate hearth and polished concrete flooring.

DINING AREA

Open plan to the Kitchen & Diner, carpeted stairs rising to the first floor, sliding doors leading to the front covered Porch and the front garden taking full advantage of the mountain views, polished concrete flooring and doors leading to the Shower Room and ground floor Bedroom.

KITCHEN

Open plan to the Diner & Lounge, fitted with a centre Island with a range of units, complementary Quartz worksurfaces over, electric oven & induction hob with ceiling extractor over, polished concrete flooring and door leading to the Utility Room.

UTILITY ROOM 3.9m x 1.4m

Fitted with a range of modern base & wall mounted units, complementary work surfaces over, sink & drainer, dishwasher, washing machine, freestanding fridge/freezer, window to the front elevation and polished concrete flooring.



SHOWER ROOM 3m x 1.6m

With modern white suite comprising large walk-in shower enclosure, wash basin, WC, wall mounted mirror, frosted window to the rear elevation, heated towel rail, partially tiled walls and polished concrete flooring.

BEDROOM ONE 3.2m x 3m

With window to the rear elevation, radiator and polished concrete flooring.

UPPER LANDING

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

BEDROOM TWO 4.5m x 3m (max)

With window to the front elevation, radiator, fitted carpet and Dressing Room (2.1m x 1.8m).

BATHROOM 3m x 2.4m (max)

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, partly tiled walls & tiled flooring.

BEDROOM THREE 4.4m x 3.8m (max)

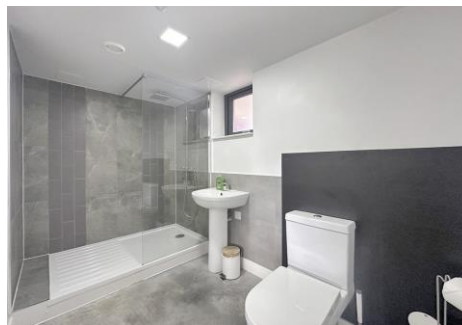
With window to the front elevation, sliding doors with Juliet balcony with spectacular views over the village and of the surrounding mountains, radiator and fitted carpet.

BEDROOM FOUR 4.5m x 3.9m (max)

With window to the front elevation, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2m x 1.9m

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



BEDROOM FIVE 3m x 2.2m (max)

L-shaped with window to the rear elevation, radiator and fitted carpet.

GARDEN

Well maintained garden grounds surround the property offering wonderful panoramic mountain views. The private front garden is laid with a mixture of grass offset with hedging plants. There is a paved patio area leading out from the Diner, this is an ideal place for garden furniture, having a barbeque and for entertaining, the perfect place for taking in the breathtaking views.

GARAGE 5.5m x 5.2m

The double garage is located at the rear of the property and has an electric roller shutter door, power, lighting and concrete flooring.

DRIVEWAY

The block paved driveway provides private parking.

SHORT TERM LETTING LICENCE

2 Svarga is currently run as a successful letting property and holds a license to trade under the Scottish letting legislation. The licence can be transferred with consent of the sellers, fees payable by the purchasers.

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.



2 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 TBC **EPC Rating:** C71

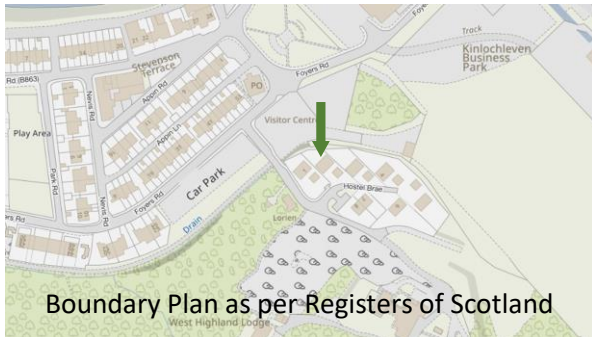
Local Authority: Highland Council

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, 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. 2 Svarga is on the second 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.

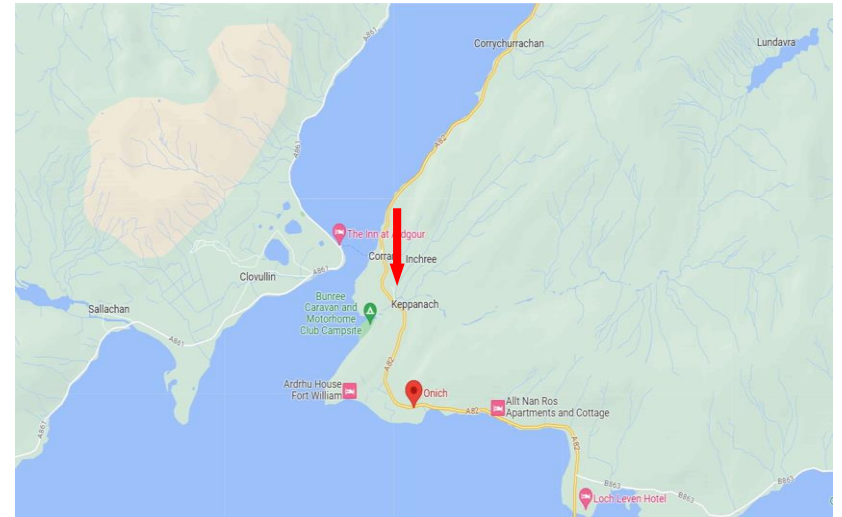
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.

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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PROPERTY

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