

15, CALLART ROAD, KINLOCHLEVEN

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Solicitors & Estate Agents



- Spacious two bedroom semi detached house
- Situated in village location enjoying hillside views
- Generous garden grounds
- Off street parking
- Woodburning stove supplemented by electric heating system
- Double glazing
- Within walking distance of local amenities
- Tenure is freehold
- EPR E-41
- Council tax band B

GUIDE PRICE
£120,000

DESCRIPTION

Built around 1928 this semi detached two bedroomed house spans to approximately 70sq m.

There is a woodburning stove in the lounge, supplemented by storage heaters. Carpet flooring has been laid through-out the property with the exception of the dining area and bathroom. There is a generous sized garden to three sides and off road parking.

Situated within walking distance of all amenities including the community centre and gymnasium.

The property would benefit from upgrading and modernisation, however, it should be noted that the work required has been reflected in the independent home report valuation.

Tenure is Freehold / Council Tax Banding is B / EPRating E:41

ACCOMMODATION COMPRISES Lounge-Diner, Kitchen, Family Bathroom and Two Bedrooms.

DIRECTIONS 15, CALLART ROAD, KINLOCHLEVEN, PH50 4QR

From Fort William head south along the A82 for 12 miles, at North Ballachulish take a left onto the B863 Kinlochleven Road, follow the road for approx. 7 miles. On entering the village cross the bridge and take the third right into Callart Road. Number 15 is located at the end of the road on the left.

LOCATION/AMENITIES

Kinlochleven is the penultimate stop on the West Highland Way surrounded by beautiful West Highland scenery and steep mountains to include a number of Munros in the Mamore's above Kinlochleven. There is a significant network of mountain biking and hiking trails.

The village lies at the head of Loch Leven approximately 6 miles from Glencoe and 22 miles South of Fort William and offers a range of facilities including a Library, a well-supported and active community centre, gymnasium, doctor's surgery and a well-stocked Co-Op shop. Schooling in Kinlochleven boasts a nursery, primary, secondary and high school enabling children to be educated in the village throughout the schooling years. There are also restaurants, bars, a tea room and there is a regular bus service into nearby Fort William.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London.

LOUNGE 4.88m x 3.30

Front facing enjoying hillside views. Understairs storage cupboard.



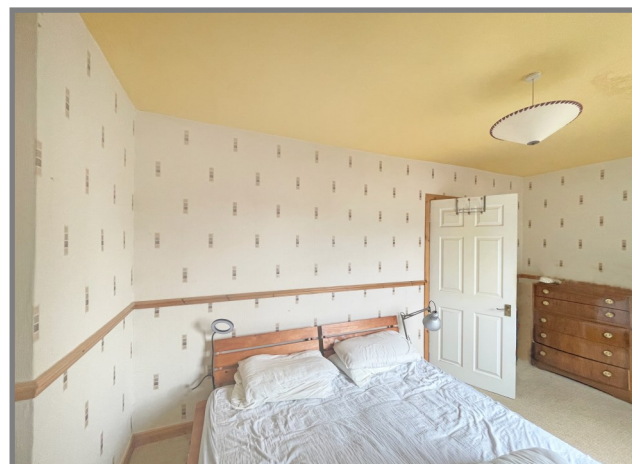
KITCHEN - DINER 6m x 2.43m

Fitted kitchen with a variety of wall, draw and base units. Tiled walls above work surface areas and dual windows. The kitchen and dining areas are clearly defined by the flooring with carpet to the dining area and vinyl to the kitchen. Access to rear garden.



BATHROOM 1.90m x 1.89m

Bath with shower over, W.C, wash hand basin, dimplex wall heater and vinyl flooring.



BEDROOM 1 4.91m x 2.68m

Spacious, front facing double room enjoying hillside views. built in cupboard. Wall heater.

BEDROOM 2 2.97m x 2.89m

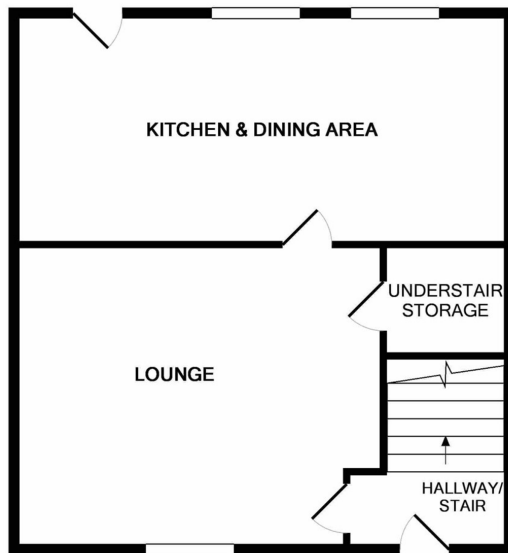
Rear facing enjoying hillside views. Wall heater.



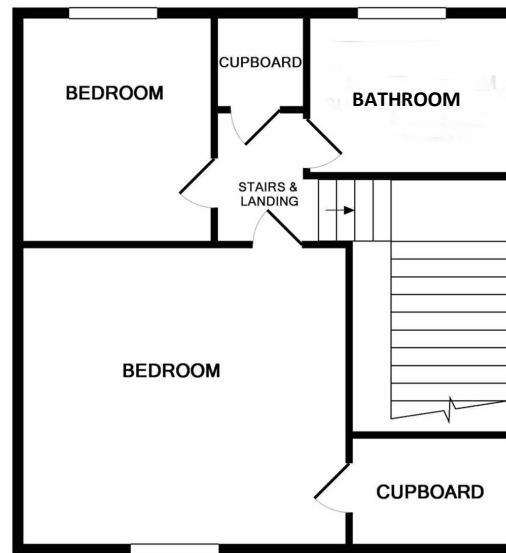
EXTERNALLY

There is a generous sized garden to three sides. The front garden is predominantly laid to lawn, offset with small trees and shrubs, it is fenced with gated access that leads on to a good size gravelled driveway to the side. Woodstore.

The rear garden features a further lawn area and a large timber garage/shed offset with matures trees and shrubs. Outside tap.



GROUND FLOOR



1ST FLOOR

This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

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