

12, WADES ROAD, KINLOCHLEVEN

mcintyre & co
Solicitors & Estate Agents



- Spacious Four bedroom end terrace house
- Well presented and in good order
- Substantial insulated garden room with additional accommodation potential
- Situated in village location enjoying hillside views
- Low maintenance garden ground
- Off street parking for 3-4 vehicles
- Oil fired heating / Partial double glazing
- Within walking distance of local amenities
- Tenure is freehold
- Energy Performance Rating D-63
- Council tax band B



GUIDE PRICE
£180,000

DESCRIPTION

McIntyre & Company are delighted to bring 12 Wades Road to the market. Built around 1950 the property spans to approximately 90sq m.

This spacious family home is situated within walking distance of the schools and enjoys an attractive outlook.

In addition to its convenient location the property further benefits from a modern fitted kitchen that has space to accommodate a small dining table. The American style fridge freezer will form part of the sale. There is good storage and laminate flooring has been laid throughout the ground floor.

The large garden room is weatherproofed and insulated, has power, sockets, doubled glazed windows complete with blinds and is currently set up as an office. With some modification the unit could work as a letting unit/annex to the main house.

ACCOMMODATION COMPRISES Lounge, Kitchen, Family Bathroom and Four Bedrooms. External painted garden room.

DIRECTIONS 12, WADES ROAD, KINLOCHLEVEN, PH50 4QX

From Fort William head south along the A82 for approx 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 first left into Wades Road. Number 12 is the end property in the block of four.

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 6.5 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 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.

INNER HALLWAY

Understairs storage cupboard and radiator.

LOUNGE 4.67m x 3.79m

Spacious, front facing room with large window that provides woodland and hillside views. Radiator.

KITCHEN 4.68m x 2.72m

Spacious and modern fitted kitchen with integrated oven, hob and extractor chimney. There are a variety of wall, drawer and base units and space for a small dining table if required. Tiled walls above the work surface area, modern light fittings and access to the garden and office. The fridge-freezer forms part of the sale price.

GROUND FLOOR FAMILY BATHROOM 1.98m x 1.70m

Bath with shower over and wet wall finish. W.C, wash hand basin, heated towel rail, extractor fan and a large storage cupboard with shelving.

BEDROOM 1 2.74 x 2.35m

Rear facing enjoying hillside views. Carpet flooring and radiator.

BEDROOM 2 3.24 x 2.76

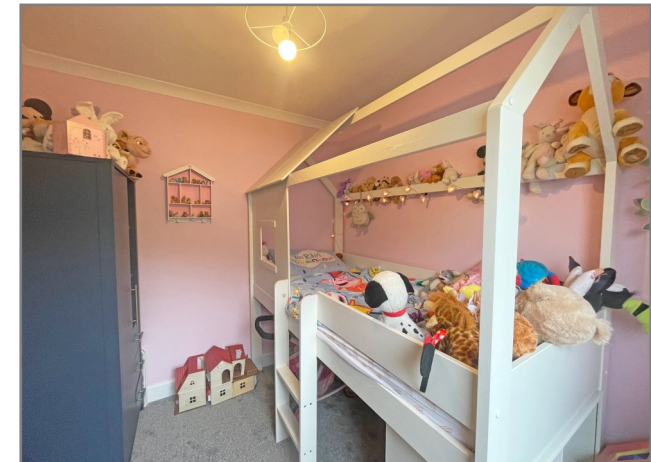
Front facing enjoying woodland views. Radiator. Carpet flooring and radiator.

BEDROOM 3 2.84m x 2.78m

Front facing enjoying woodland views. Carpet flooring and radiator.

BEDROOM 4 2.74m x 2.29m

Rear facing enjoying hillside views. Built in cupboard with concertina doors and shelving. Carpet flooring and radiator.



EXTERNALLY

The front garden has an open aspect and is mainly laid with gravel for off road parking for 3-4 vehicles. There is gated access to the side of the property where there is a fenced bin store further leading to the rear garden.

The rear garden is predominantly patio slabs with decorative slate and shingle through-out the garden. A small fence has been erected to disguise the oil tank and timber shed. Outside tap.

GARDEN ROOM 5.3m x 2.12m

Weatherproofed and Insulated, has power, sockets and doubled glazed windows complete with blinds.



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