



12 LOVAT ROAD | KINLOCHLEVEN | PH50 4RQ

PRICE GUIDE: £145,000

Situated within the popular residential village of Kinlochleven, 12 Lovat Road forms a desirable, semi-detached dwellinghouse, set in generous garden grounds to three sides, with ample off-street private parking. Offering good-sized accommodation, conveniently arranged over two levels, the property benefits from double glazing, oil fired central heating and has been lovingly maintained over the years. In very good order throughout, and enjoying views to the surrounding hills, the spacious lounge and bright kitchen/diner, are most attractive features, whilst the three double bedrooms, bathroom and separate shower room, make this a superb family home.

The village of Kinlochleven is situated at the head of Loch Leven, some 7 miles from Glencoe and 25 miles from Fort William, and offers a range of amenities including a post office, hotels, shops, newly built primary and secondary school, college, doctors surgery, etc. On the West Highland Way, Kinlochleven is popular with walkers and tourists and offers the Aluminium Story Visitor Centre attraction.



- *** PRICE REDUCTION ***
- Desirable, Semi-Detached Dwellinghouse
- Popular Village Location
- Lounge with Electric Fire
- Kitchen/Diner
- 3 Double Bedrooms
- Bathroom & Shower Room
- Double Glazing & Oil Central Heating
- Garden and Garden Shed
- Private Off-Street Parking
- EPC Rating: D 62

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Accommodation

Entrance Hallway 4.8m x 2.0m

UPVC front door, with frosted glazed panel. L-shaped with stairs to upper level. Built-in cupboard. Doors to lounge and bathroom.

Lounge 4.7m x 3.8m

With double window to front. Tiled fire place with electric insert. Door to kitchen/diner.

Kitchen/Diner 4.7m x 2.8m

With window to rear. Fitted with oak kitchen units, offset with granite effect work surfaces and upstand. Stainless steel sink unit. Plumbing for washing machine and dishwasher.

Bathroom 2.0m x 1.7m

With frosted window to side. Fitted with white suite of WC, wash hand basin and bath. Laminate flooring.

Upper Level

Landing 2.0m x 1.9m

L-shaped with window to side. Doors to shower room, bedrooms and open to inner hallway.

Shower Room 2.3m x 0.8m

With sliding door. Fitted with

white suite of WC, wash hand basin, and fully wet walled shower cubicle with Creda shower. Tiled splashback.

Bedroom 4.7m x 2.8m

L-shaped with two windows to rear. Built-in wardrobe and built-in cupboard.

Inner Hall 2.0m x 1.0m

With hatch to loft. Doors to bedrooms.

Bedroom 3.9m x 2.8m

L-shaped, with window to front. Built in wardrobe and cupboard.

Bedroom 3.8m x 3.5m

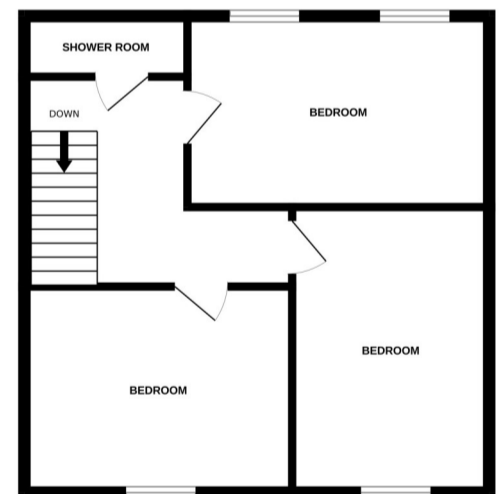
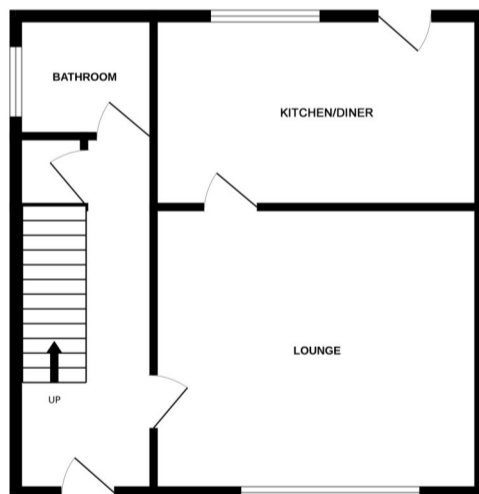
L-shaped with window to front. Built in wardrobe and cupboard.

Garden

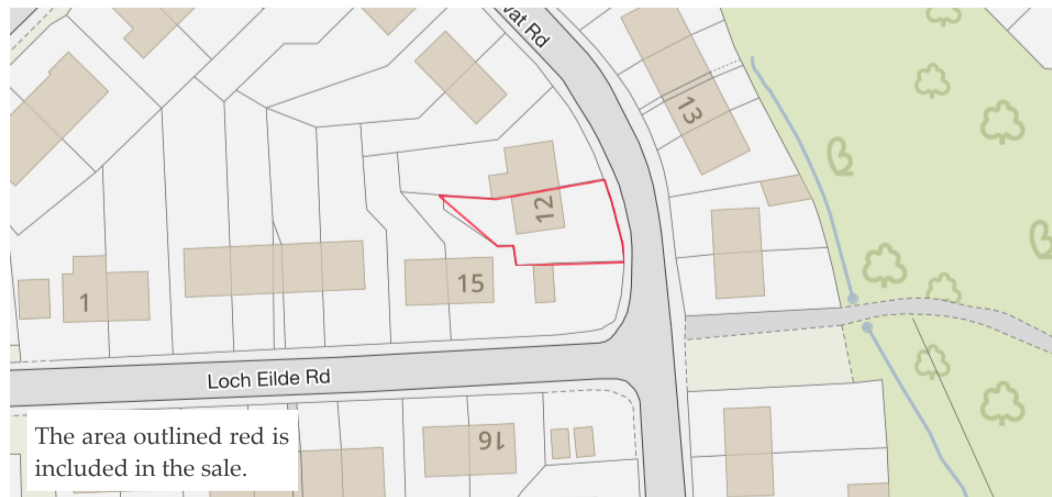
The property benefits from fully enclosed generous garden grounds to three sides. Laid in the main to gravel for ease of maintenance, the grounds are offset with a paved pathway, mature shrubs, bushes and a garden shed.



Floor Plan



Title Plan



Travel Directions

From Fort William, travel south along the A82 for around 12 miles. At North Ballachulish, take the Kinlochleven turnoff on to the B863, where signposted, and follow the road for approximately seven miles. On entering Kinlochleven, cross the small bridge and take the first turning on the left into Wades Road. Continue past the Church and then take the first turning on the left on to Rob Roy Road. Follow the road up and round, passing the junctions at Leys Road and Sutherland Avenue. Number 12 is the last property, located on the right hand side, directly before the junction for Loch Eilde Road.

These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 5)'.