



1 LEVEN ROAD | KINLOCHLEVEN | PH50 4RP



PRICE GUIDE: £145,000

Situated within the popular residential village of Kinlochleven, 1 Leven Road forms an attractive, end-terrace property, with garden grounds to the front and rear. Offering good-sized accommodation, conveniently arranged over two levels, the property is mainly double glazed, with electric heating. In good order throughout, and enjoying views to the surrounding hills as well as the River Leven to the rear, the property would be ideally suited as a permanent home, holiday bolt-hole, or as an exciting investment opportunity, for the buoyant rental market.

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 offering attractions such as the Aluminium Story Visitor Centre and the Ice Factor - the world's biggest indoor ice climbing wall.

- Attractive End-Terrace Property
- Popular Village Location
- Lounge/Diner with Multi-Fuel Stove
- Kitchen
- 2 Bedrooms
- Bathroom
- Mainly Double Glazed
- Electric Heating
- Garden
- EPC Rating: F 30

MacPhee & Partners
 Airds House
 An Aird
 Fort William
 PH33 6BL
 01397 702200
 estateagency@macphee.co.uk
 www.macphee.co.uk



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Accommodation

Entrance Porch 1.0m x 1.0m

With wooden entrance door. Window to side. Door to lounge/diner.

Lounge/Diner 4.4m x 4.3m

With two windows to front and window to side. Feature multi-fuel stove set on tiled hearth with wooden overmantle. Two built-in cupboards. Laminate flooring. Door to kitchen.

Kitchen 3.3m x 2.1m

With window to rear. Stairs to upper level. Fitted with beech effect kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Tiled splashback. Plumbing for dish washer and washing machine. Door to rear porch.

Rear Porch 2.0m x 1.8m

With glazed panels to rear and side. Fitted with beech effect unit, offset with granite effect work surfaces. Shelving. Door to rear garden.

Upper Level

Landing

With hatch to loft. Built-in cupboard. Doors to bedrooms and bathroom.

Bedroom 4.2m x 3.3m

With window to front. Laminate flooring.

Bedroom 3.3m x 2.4m

L-shaped, with window to rear. Built-in cupboard housing hot water tank. Laminate flooring.

Bathroom 1.9m x 1.7m

With frosted window to rear. Fitted with white suite of WC, wash hand basin set on vanity unit and bath with shower attachment and Triton shower over. Tiled splashback. Heated towel rail.

Garden

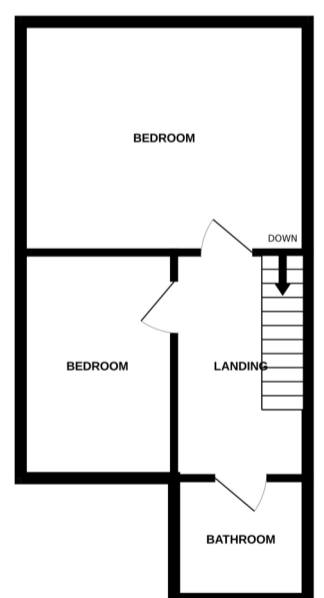
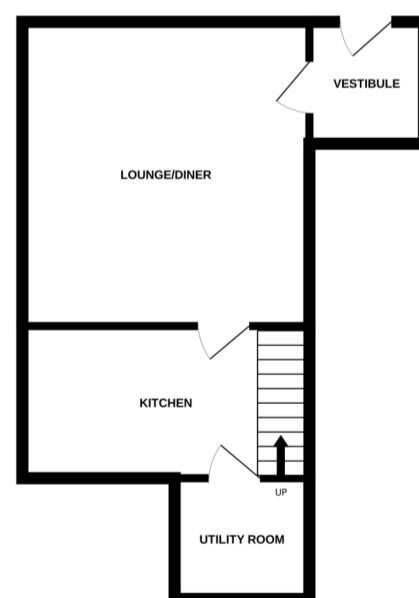
The property enjoys garden grounds to the front and rear, both enjoying mountain views. The front garden is laid to lawn, offset with mature shrubs. The rear garden, also laid in the main to lawn, has a slabbed walk way leading to the garden store and rear entrance porch.



Floor Plan

GROUND FLOOR

1ST FLOOR



Travel Directions

From Fort William, travel south along the A82 for around 12 miles. At North Ballachulish, take the Kinlochleven turnoff where signposted on to the B863, and follow the road for approximately 7 miles. On entering Kinlochleven, proceed along Lochaber Road onto Leven Road. The property is the last terraced house on the right hand side.

Title Plan

The area outlined red is included in the sale.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



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