



10 LOCH EILDE ROAD | KINLOCHLEVEN | PH50 4RH



REDUCED PRICE GUIDE: £140,000

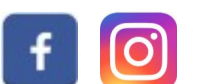
Located within a quiet street, in the popular village of Kinlochleven, the subjects of sale form a desirable mid-terrace property. 10 Loch Eilde Road offers spacious accommodation, conveniently arranged over two levels, and benefits from external wall insulation, double glazing and oil fired central heating. Whilst some upgrading and modernisation is required, following works, the property would be ideally suited as a fantastic family home or investment opportunity for the extremely buoyant rental market.

The village of Kinlochleven is set at the head of Loch Leven, some 7 miles from Glencoe and 21 miles from Fort William, and offers a range of amenities including the development of a fantastic primary/secondary school, post office, hotels, shops and doctor's surgery.

- Desirable Mid-Terrace Property
- Convenient Village Location with Mountain Views
- Lounge/Diner
- Kitchen/Diner
- 3 Double Bedrooms
- Bathroom & Cloakroom
- Double Glazing & Oil Fired Central Heating
- Garden & Garden Shed
- EPC Rating: D 67



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Accommodation

Entrance Porch 2.0m x 0.8m

Wooden front door with frosted, single glazed panels. Fixed panels to front and sides. Door to entrance hallway.

Entrance Hallway 3.8m x 2.0m

L-shaped, with stairs to upper level. Door to lounge/diner and bathroom. Built-in under stair cupboard.

Lounge/Diner 4.7m x 4.0m

With bay window to front. Open fireplace with electric insert, featuring brick effect surround, wooden overmantle and tiled hearth. Door to kitchen/diner.

Kitchen/Diner 3.9m x 2.7m

With window to rear. Fitted with a mixture of white and mahogany effect kitchen units, offset with granite effect work surfaces, breakfast bar, upstand and splashback. Stainless steel sink unit. Plumbing for washing machine. Tiled laminate flooring. Frosted glazed door to rear garden.

Shower Room 1.9m x 1.7m

With frosted window to rear. Fitted

with white WC, wash hand basin set in vanity unit, and bath with AKW shower over. Tiled and wet-walled splashback.

Upper Level

Landing 2.0m x 1.8m

L-shaped, with doors to cloakroom, bedrooms and open to inner hallway.

Cloakroom 2.0m x 0.8m

With frosted window to rear. Fitted with white suite of WC, and wash hand basin set in vanity unit. Tiled splashback. Laminate flooring.

Bedroom 4.7m x 2.8m

L-shaped, with two windows to rear. Built-in wardrobe.

Inner Hallway 1.9m x 1.0m

With hatch to loft and doors to bedrooms.

Bedroom 3.8m x 2.8m

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

Bedroom 3.8m x 3.3m

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



Garden

The property enjoys enclosed garden grounds to both the front and rear. The front garden has a paved pathway to the front door, with the remainder laid to gravel for ease of maintenance, offset with mature trees and shrubs. The rear garden is laid in the main to lawn, with gravelled pathway and paved patio area and is also enclosed. The sale includes a timber shed and metal shed.

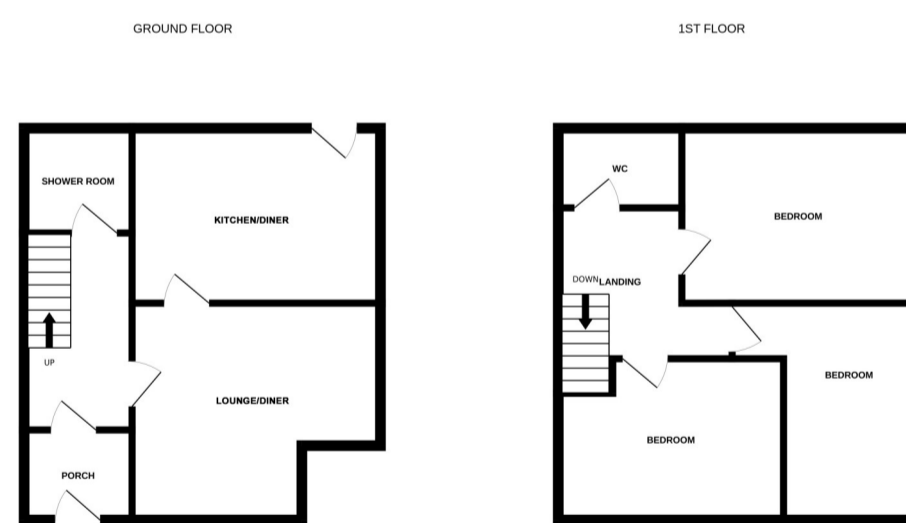
Title Plan

The areas outlined red and shaded orange and blue indicate the title for sale. The yellow shaded area indicates the shared footpath between Number 10 and neighbouring Number 8.

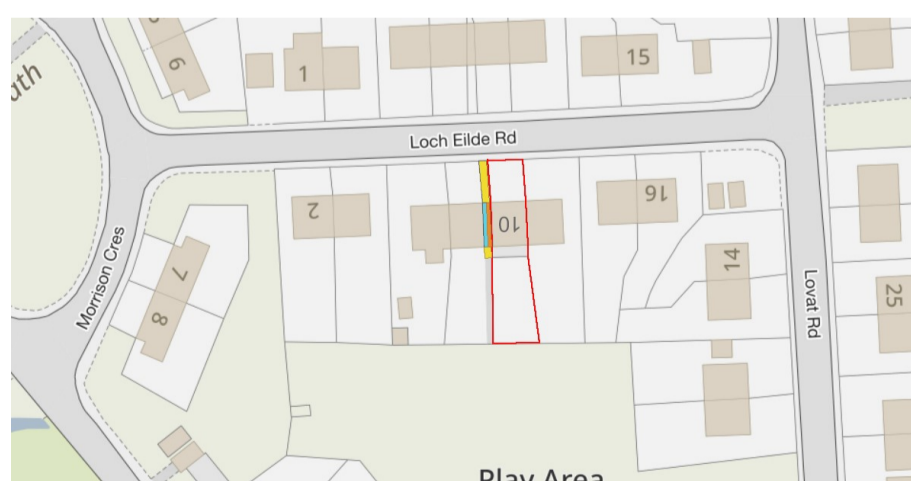
Travel Directions

From Fort William travel south along the A82 for 12 miles. At North Ballachulish, take the B863 Kinlochleven turnoff where signposted and follow the road for approximately 7 miles. On entering Kinlochleven, turn left on to Kearan Road, right on to Wades Road and continue along the road. Turn left on to Morrison Crescent and take the third turning on the left on Loch Eilde Road. Number 10 is located on the right hand side, the second last in the terraced block.

Floor Plan



Title Plan



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)'.