



17 LEVEN ROAD | KINLOCHLEVEN | PH50 4RP

### PRICE GUIDE: £100,000

Situated within the popular residential village of Kinlochleven, 17 Leven Road forms a mid-terrace property, with garden grounds to the front and rear. Offering good-sized accommodation, conveniently arranged over two levels, the property benefits from mixed glazing and electric heating. Whilst upgrading and modernisation is required, the property enjoys views to the surrounding hills, as well as the River Leven to the rear, and following works, 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 alike, offering attractions such as the Aluminium Story Visitor Centre, plus a wealth of outdoor activities.

- Mid-Terrace Dwellinghouse
- Convenient Village Location
- Lounge/Diner
- Kitchen
- 2 Bedrooms
- Bathroom
- Mixed Glazing
- Electric Heating
- Garden
- EPC Rating: F 29

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## Accommodation

### Entrance Vestibule 1.1m x 1.0m

Entrance door with frosted singled glazed panels. Door to lounge/diner.

### Lounge/Diner 4.5m x 4.2m

L-shaped, with double window to front. Door with stairs to upper level. Brick fireplace with electric insert and wooden overmantle. Door to kitchen.

### Kitchen 3.2m x 2.1m

With two windows to rear. Fitted with metal trim kitchen units, offset with granite effect work surfaces. Stainless steel sink unit. Plumbing for washing machine. Built-in cupboard. Open arch to rear porch.

### Rear Porch 2.1m x 1.9m

With fixed window to rear. Door with single glazed panel to rear garden.

### Upper Level

#### Landing 3.3m x 0.8m

With built-in storage cupboard. Hatch to loft. Doors to bathroom and bedrooms.

#### Bathroom 2.0m x 1.8m

With frosted glazed window to rear. Fitted with pink suite of WC, wash hand basin, and bath with Mira shower over. Fully tiled walls.

#### Bedroom 3.3m x 2.4m

With window to rear.

#### Bedroom 4.2m x 3.3m

L-shaped, with two windows to front. Raised built-in cupboard.

### Garden

The front garden is laid to lawn with a concrete pathway to the front door, offset with mature shrubs. The rear garden is laid to paving slabs for ease of maintenance, and includes an external store.



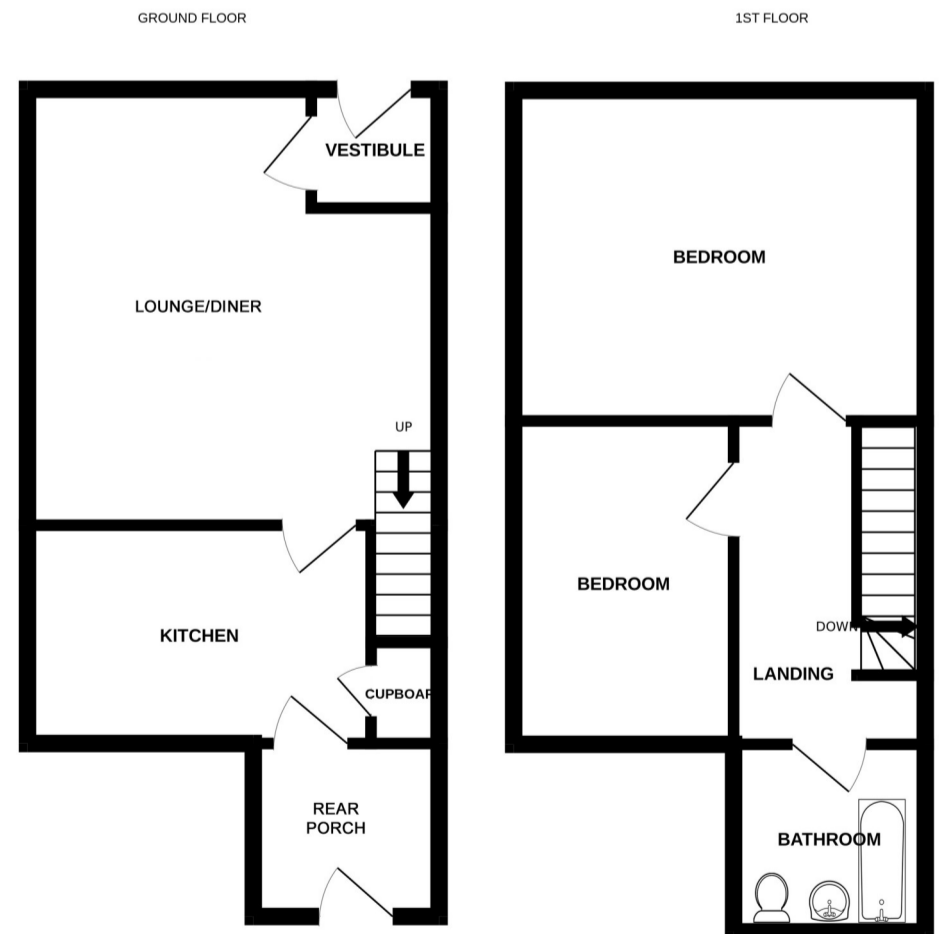
### Travel Directions

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. Number 17 is the 4th property located in the first group of terraced houses on the right hand side, directly after the zebra crossing at the Co-Op shop.

### Title Plan

The area outlined red is included in the sale.

## Floor 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)'.