



8 LOCHEILDE ROAD | KINLOCHLEVEN | PH50 4RH

PRICE GUIDE: £160,000

Located within a quiet street, in the popular village of Kinlochleven, the subjects of sale form a desirable mid-terrace property with stunning views to the surrounding countryside. 8 Locheilde Road offers spacious accommodation, conveniently arranged over two levels, and benefits from external wall insulation, double glazing and oil fired central heating. In very good order throughout, 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
- Double Glazing & Oil Fired Central Heating
- Garden & Garden Shed
- EPC Rating: D 61



MacPhee & Partners
Airds House
An Aird
Fort William
PH33 6BL
01397 70 2200
estateagency@macphee.co.uk
www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com

Accommodation

Entrance Hallway 3.8m x 2.0m

Wooden entrance door with glazed panel. Stairs to upper level. Built-in under stair cupboard with plumbing for washing machine. Doors to lounge/diner and bathroom.

Lounge/Diner 4.8m x 3.9m

With bay window to front. Feature open fireplace with tiled hearth, surround and wooden overmantle. Laminate flooring. Door to kitchen/diner.

Kitchen/Diner 4.0m x 2.7m

With window to rear. Fitted with oak effect kitchen units, offset with granite effect work surfaces. Integral Indesit oven. Hob with chimney hood over. Stainless steel sink unit. Tiled splashback. Plumbing for dishwasher. Laminate flooring. Wooden door with glazed panel to rear garden.

Bathroom 1.9m x 1.8m

With frosted window to rear. Fitted with white suite of WC, wash hand basin and bath with Mira shower over. Wet walled splashback. Heated towel rail. Laminate flooring.

Upper Level

Landing 2.0m x 1.8m

L-shaped, with window to rear. Doors to bedrooms.

Bedroom 4.7m x 2.8m

With two windows to rear. Built-in wardrobe.

Bedroom 3.8m x 2.8m

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 been laid to gravel for ease of maintenance with a paved pathway to the front door. The rear garden is laid in the main to lawn, with a patio area and is also enclosed. There is a gate in the rear garden which can give access direct to the playing field and playpark. The sale includes a timber shed.

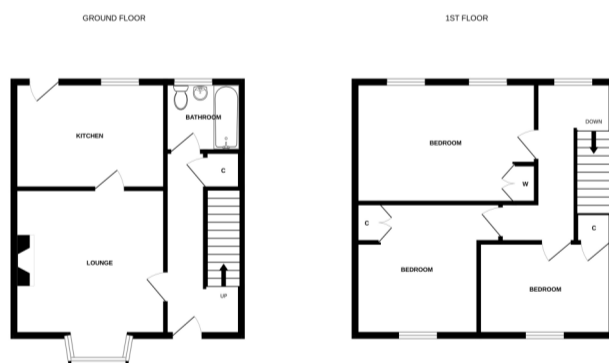
Title Plan

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

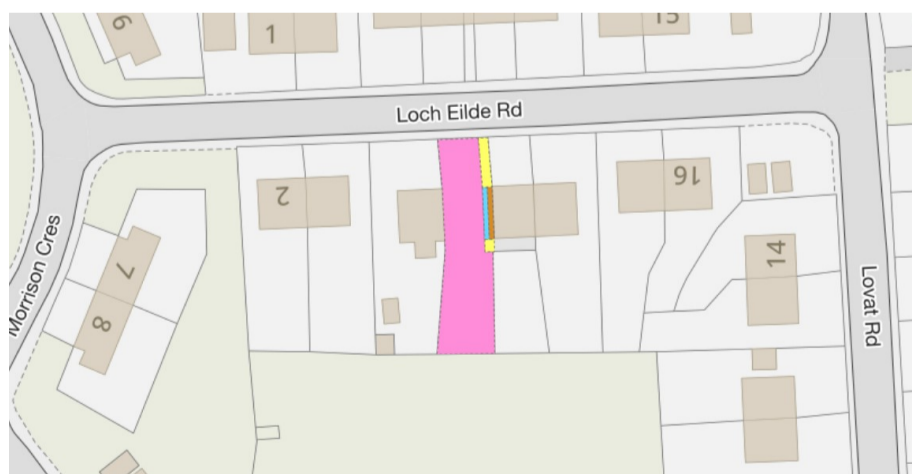
Travel Directions

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 Locheilde Road. Number 8 is located on the right hand side.

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. MacPhee & Partners is a trading name of MacPhee & Partners LLP a Limited Liability Partnership registered in Scotland (SO305286) and having its Registered Office at Airds House, An Aird, Fort William, PH33 6BL. 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).