



18 MAMORE ROAD | KINLOCHLEVEN | PH50 4QP



## PRICE GUIDE: £165,000

Situated in the popular residential village of Kinlochleven, 18 Mamore Road forms a semi-detached property, set in generous garden grounds, with detached garage plus off-street parking. Offering good sized accommodation, conveniently arranged over two floors comprising a lounge, kitchen/diner, understair cloakroom, three bedrooms and a family bathroom, the property benefits from double glazing and electric heating. Due to the size and location, the property would be ideally suited as a fantastic family home, however would also offer excellent holiday accommodation, or a superb rental opportunity in a buoyant letting market, following some modernisation.

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, hotels, shops and doctor's surgery.

- Semi-Detached Dwellinghouse
- Convenient Village Location with Mountain Views
- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Bathroom & Understair Cloakroom
- Double Glazing
- Electric Heating
- Garden
- Detached Garage & Off-Street Parking
- EPC Rating: D 59



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Accommodation

Entrance Hallway 2.6m x 1.3m

UPVC entrance door with decorative glazed panel. With window to front and stairs to upper level. Doors to lounge and kitchen/diner.

Lounge 5.2m x 3.1m

With picture windows to front and rear. Tiled fire surround with electric fire insert. \*Please note the chimney is currently blocked and the coal fire is not operational.\*

Kitchen/Diner 5.2m x 3.1m

Slightly L-shaped, with windows to front and rear. Fitted with wood effect kitchen units, offset with granite effect work surfaces. Brown coloured Tricity Bendix extractor hood over. Stainless steel one-and-a-half bowl sink unit. Tiled splashback. Plumbing for dishwasher and washing machine. Glazed panelled door to rear vestibule.

Rear Vestibule 1.0m x 1.0m

With door to understair cloakroom and glazed UPVC door to rear garden. Tiled flooring.

Understair Cloakroom 2.9m x 1.0m

Fitted with white WC and wash hand basin. Tiled splashback.

Upper Level

Landing 3.0m x 2.2m

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

Bedroom 4.2m x 2.9m

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

Bedroom 2.2m x 2.1m

With window to rear.

Bathroom 2.1m x 1.9m

With frosted window to rear. Fitted with cream coloured suite of WC, wash hand basin, and bath with Gainsborough shower over. Tiled splashback. Partial tongue-and-groove wall panelling. Heated towel rail.

Bedroom 3.2m x 3.2m

With window to front. Fitted wardrobes.



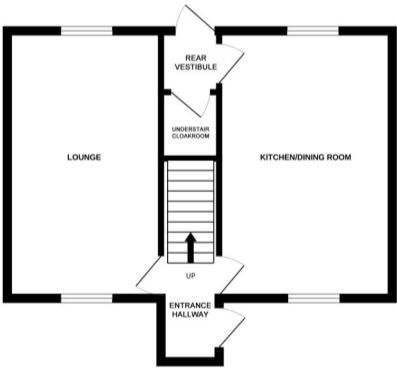
Title Plan



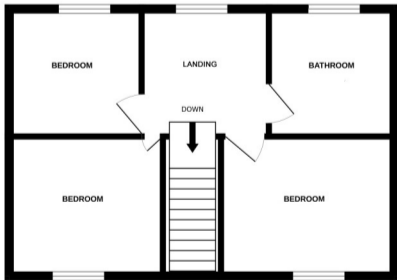
The area outlined red indicates the title for sale.

Floor Plan

Ground Floor



First Floor



Garden

The property enjoys generous garden grounds to three sides. The front garden is enclosed, laid to lawn and offset with mature hedging and shrubs, whilst a driveway leads to the side and rear garden, with paved pathway. The rear garden is laid in the main to lawn, featuring a gravelled area, concrete coal bunker base, plus mature trees and seasonal planting.

Travel Directions

Travelling from Fort William, proceed south on the A82, turning left before the Ballachulish Bridge, signposted Kinlochleven B863. When entering Kinlochleven, proceed over the bridge on to Lochaber Road and take the second right into Mamore Road. Number 18 is situated on the right hand side.



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 6)'.