



11 CALLART ROAD | KINLOCHLEVEN | PH50 4QR



PRICE GUIDE: £150,000

The subjects for sale form a most desirable semi-detached dwellinghouse, located within the popular residential village of Kinlochleven, in a quiet residential street. 11 Callart Road is set in generous garden grounds, with useful off-street private parking, and is in excellent order. Offering very comfortable accommodation, conveniently arranged over two levels, this bright property benefits from double glazing and oil fired central heating. The lounge with picture window and large understair storage cupboard, leads to a spacious, modern kitchen/diner with access to the rear patio and garden. On the upper floor, two double bedrooms and a contemporary shower room complete the property. Due to the size and location, the property would be ideally suited to a first time buyer, as a superb family home, or as an exciting investment opportunity, for the buoyant rental, or self-catering markets.

The village of Kinlochleven is situated at the head of Loch Leven, some 7 miles from Glencoe and 21 miles from Fort William, and offers a range of amenities including a post office, hotels, shops, a superb primary and secondary school, doctors surgery, and the fantastic Leven Centre, a community and sports centre. On the West Highland Way, Kinlochleven is popular with walkers and tourists, and offers a wealth of beautiful walks and numerous outdoor activities.



- Attractive Semi-Detached Dwellinghouse
- Popular Village Location with Mountain Views
- In Excellent Order
- Lounge
- Spacious Kitchen/Diner
- 2 Double Bedrooms
- Contemporary Shower Room
- Double Glazing & Oil Fired Heating
- Garden Grounds with Off-Street Private Parking
- EPC Rating: E 42

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Accommodation

Entrance Hallway 1.3m x 1.0m

UPVC front door with frosted glazed panel. Stairs to upper level. Door to lounge.

Lounge 4.5m x 3.2m

Slightly angled, with picture window to front. Built-in understair cupboard. Door to kitchen/diner.

Kitchen/Diner 6.0m x 2.4m

With two windows to rear. Fitted with modern shaker-style oak effect kitchen units, offset with granite effect work surfaces and upstand. Integral Beko oven. Beko electric hob with black coloured extractor chimney over and tiled splashback. One-and-a-half bowl stainless steel sink unit. Plumbing for washing machine. Tiled laminate flooring. UPVC with frosted glazed panel to rear garden.

Upper Level

Landing 2.0m x 0.9m

With built-in cupboard and hatch to loft. Doors to bedrooms and

shower room.

Bedroom 4.9m x 2.7m

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

Bedroom 3.0m x 3.0m

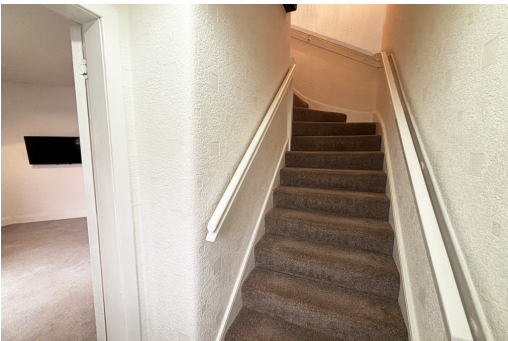
Very slightly L-shaped, with window to rear.

Shower Room 1.9m x 1.8m

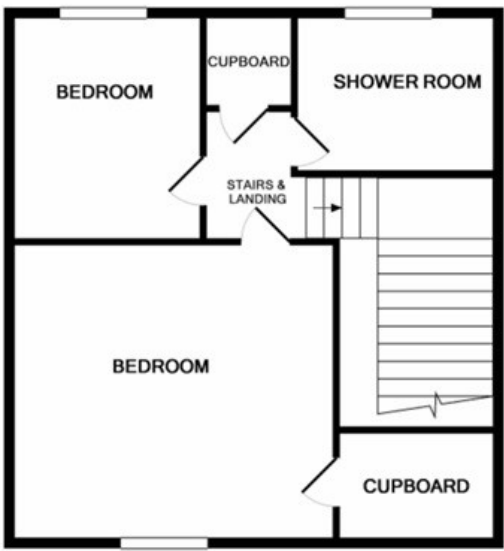
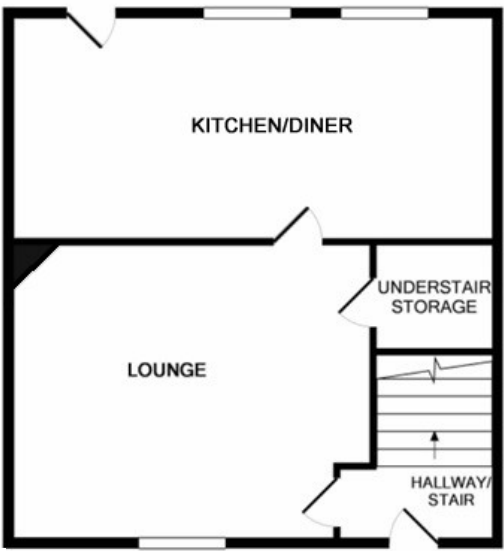
With frosted window to rear. Fitted with modern white suite of WC, wash hand basin, and shower cubicle with Triton shower. Fully tiled walls.

Garden

The property benefits from garden grounds to three sides and is approached by a private gravelled driveway, offset with a paved pathway, lawned area and mature shrubs and bushes. The rear garden features a paved patio area with a generous lawned area, mature trees, shrubs and bushes and includes a timber garden shed.



Floor Plan



Title Plan



Travel Directions

From Fort William travel south along the A82 for 12 miles, at North Ballachulish take the B863 turnoff, signposted Kinlochleven and follow the road for approximately 7 miles. On entering Kinlochleven, cross the small bridge and take the second turning on the right into Callart Road. Number 11 is the 6th property on the left 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)'.