



60 FOYERS ROAD | KINLOCHLEVEN | PH50 4QU



PRICE GUIDE: £80,000

Situated within the popular residential village of Kinlochleven, 60 Foyers Road forms a mid-terraced ground floor flat, with garden grounds to both the front and rear. Offering good-sized accommodation, conveniently arranged over one level, comprising an entrance vestibule, hallway, lounge/diner, kitchen, two double bedrooms and a bathroom, the property benefits from double glazing and electric heating. Enjoying views to the surrounding hills, a most attractive feature of the property are the garden grounds, located to both the front and rear, which include a useful external semi-detached store. Due to the size and location, the property would be ideally suited as a first time buyers or permanent home, however upgrading and modernisation would be advantageous.

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.



- Mid-Terraced Ground Floor Flat
- Popular Village Location
- Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Mainly Double Glazed
- Electric Heating
- Generous Garden Grounds
- External Semi-Detached Store
- EPC Rating: E46

MacPhee & Partners
Airds House, An Aird, Fort William, PH33 6BL
01397 702200
estateagency@macphee.co.uk :: www.macphee.co.uk



rightmove
find your happy



PrimeLocation.com

Accommodation

Entrance Vestibule 1.1m x 0.9m

UPVC front door with frosted glazed panels. Door to entrance hallway.

Entrance Hallway 3.1m x 0.9m

With doors to lounge/diner, bathroom and bedrooms.

Lounge/Diner 5.7m x 3.3m

Slightly L-shaped, with two windows to front. Two built-in cupboards, with bi-folding doors, one shelved, one housing the hot water tank. Glazed French doors to kitchen.

Kitchen 3.3m x 2.8m

With window to rear. Guttled with white kitchen units, offset with granite effect work surfaces and splashback. Stainless steel sink unit. Extractor hood over. Plumbing for washing machine. Half frosted glazed UPVC door to rear garden.

Bathroom 4.1m x 1.7m

L-shaped, with single glazed Jalousie window to side. Fitted with white suite of WC and wash hand basin set in vanity unit, with cupboards over. Bath with Triton shower over. Mainly tiled walls. Heated towel rail. Tiled flooring.

Bedroom 4.3m x 3.1m

With two windows to rear.

Bedroom 4.1m x 3.3m

Slightly L-shaped, with two windows to front. Door to walk-in cupboard.

Walk-In Cupboard 2.3m x 0.9m

With window to side.

Garden

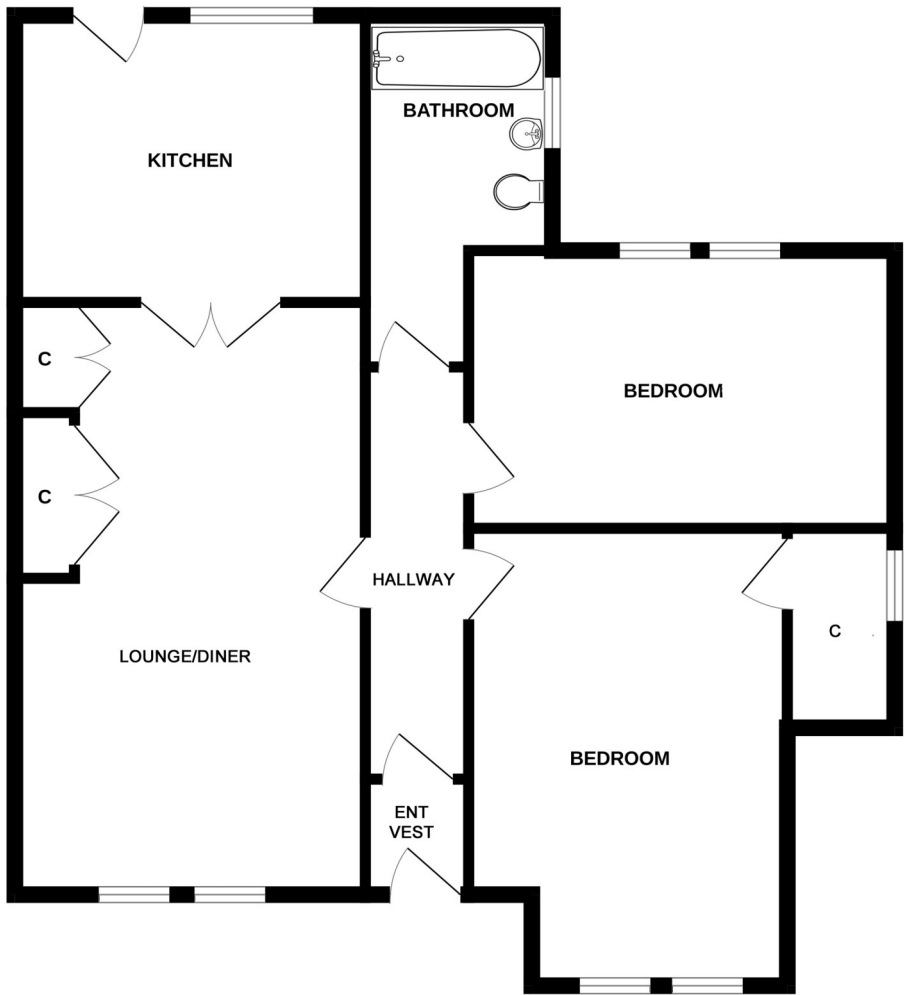
The front of the property is approached by a paved pathway, offset with a gravelled and lawn area, features mature bushes. A brick built external store is situated to the side whilst the enclosed rear garden, solely owned by Number 60, comprises a paved patio and pathway, edged with gravel, and a raised lawn area featuring mature shrubs and bushes.

Travel Directions

From Fort William travelling south along the A82, at North Ballachulish take the Kinlochleven turnoff, where signposted, and follow the road for approximately 7 miles. On entering Kinlochleven, proceed along Lochaber Road onto Leven Road and turn left into Nevis Road and left again onto Foyers Road - Number 60 is located on the right hand side.

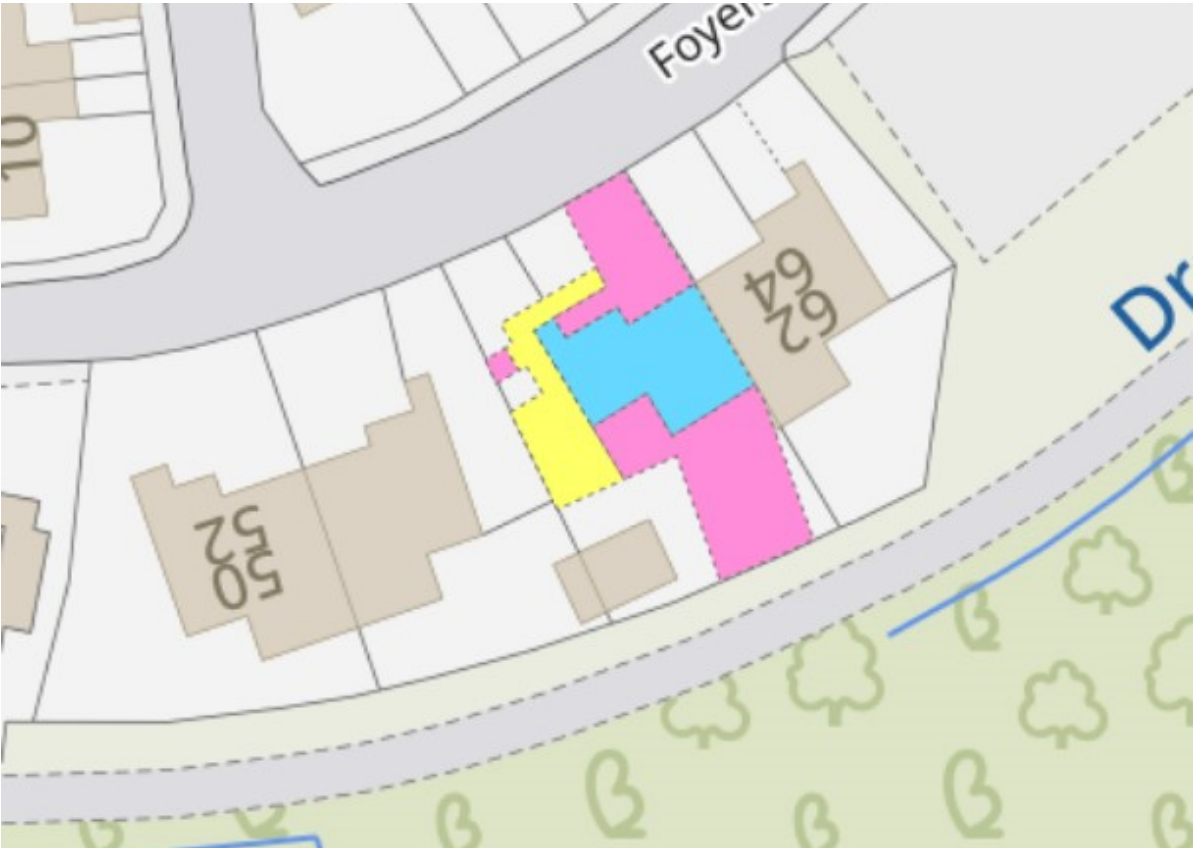


Floor Plan



Title Plan

The area shaded blue shows the location of the flats. The area shaded pink is the garden ground belonging to the flat and the yellow is a shared path and drying green with Number 58.



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)'.