



23 Wades Road

Kinlochleven, PH50 4QX

Guide Price £220,000

Fiuran
PROPERTY

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23 Wades Road is a beautifully presented & spacious semi-detached House with 4 Bedrooms. Located in the very popular & picturesque village of Kinlochleven, with well-maintained enclosed garden with greenhouse & 2 large timber sheds and private monobloc driveway, it would make a delightful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely, semi-detached House over 3 floors
- In excellent order throughout
- Peaceful village location with mountain views
- Entrance Porch, Hallway, Lounge, Kitchen
- Shower Room, Upper Landing, 3 Bedrooms
- Second floor stairs to 4th Bedroom
- Attractive log burner in Lounge
- Oil fired central heating
- Double glazed windows & external doors
- Well-maintained, low maintenance garden
- Various timber sheds and greenhouse
- Private driveway for off street parking
- Within walking distance of local amenities
- Wonderful family home
- Ideal buy-to-let investment



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The Ground Floor accommodation comprises Porch, Hallway, Lounge, Kitchen/Diner and Shower Room.

The First Floor accommodation offers the Upper Landing, large storage cupboard and 3 double Bedrooms.

The Second Floor accommodation provides the fourth double Bedroom.

In addition to its peaceful & picturesque location, 23 Wades Road benefits from being fully double glazed & has oil fired central heating. This property is set in substantial, low maintenance garden grounds.

The accommodation with approximate sizes (for guidance purposes only) is arranged as follows:

APPROACH

Via the front of the property and entrance into the Porch or at the rear into the Kitchen.

PORCH 1.9m x 1.6m (max)

With external door to the front elevation, understairs storage cupboard with louvre doors, tiled flooring and door leading to the Hallway.

HALLWAY 2.3m x 2m (max)

With carpeted stairs rising to the first floor, radiator, oak flooring and doors leading to the Lounge, Kitchen/Diner and the Shower Room.

LOUNGE 4.3m x 4m

Bright room with 2 windows to the front elevation, log burning stove, radiator and oak flooring.

KITCHEN 4.1m x 2.9m

Fitted with a range of base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, tiled splash backs, radiator, window to the rear elevation, cushioned flooring and external door leading out to the rear garden.

SHOWER ROOM 2.2m x 1.9m

Fitted with a modern white suite comprising large shower enclosure, wash basin set in a vanity unit, WC, wall mounted cupboard, heated towel rail, tiled flooring and frosted window to the rear elevation.



UPPER LANDING 4.3m x 3.2m (max)

With carpeted stairs rising to the second floor, window to the side elevation, large storage cupboard, radiator, fitted carpet and doors leading to all 3 first floor Bedrooms.

BEDROOM ONE 4m x 3.3m

With window to the front elevation, variety of built-in wardrobes, bedside tables, headboard, tv, radiator and fitted carpet.

BEDROOM TWO 3.1m x 2.8m

With window to the side elevation, radiator and fitted carpet.

BEDROOM THREE 3.2m x 2.8m

With window to the rear elevation, built-in cupboard & wardrobe, radiator and fitted carpet.

SECOND FLOOR BEDROOM 4.9m x 4m (max)

With 2 Velux windows to the front elevation & Velux window to the rear elevation, radiator and fitted carpet.

GARDEN

The enclosed substantial garden benefits from a sunny aspect with lovely mountain views of the surrounding countryside, the perfect place to sit, relax and for dining alfresco. The front garden is laid partly with Astro Turf and partly with monobloc paving. The side garden is also laid monobloc paving and provides off street parking. The rear garden is laid partly with Astro Turf and partly with monobloc paving and provides ample space for garden furniture. The rear garden houses a greenhouse and 2 timber sheds both with power, lighting & plumbing.





23 Wades Road, Kinlochleven



For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.



GENERAL INFORMATION

Services: Mains water, electricity & drainage

Council Tax: Band B

EPC Rating: D59

Gross internal floor area (m²) 109

Local Authority: Highland Council

Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent.

Closing Date: A closing date may be set for receipt of offers and interested parties should submit a note of interest.

Viewing: Viewing strictly by appointment through the selling Agent.

KINLOCHLEVEN

Kinlochleven was the site of a large aluminium smelter, established in 1904 and powered by a hydro-electric scheme that dammed the Blackwater valley above the village. At the time it was built, it was the largest in Europe. The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.

DIRECTIONS

From Fort William head south on A82 for approx. 12 miles, at North Ballachulish turn left onto B863 signposted for Kinlochleven, Continue along this road for approximately 7 miles. On entering Kinlochleven, cross the small bridge, turn first left onto Wades Road. Continue ahead, Number 23 is towards the end of the road on the left-hand side and can be identified by the for-sale sign.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

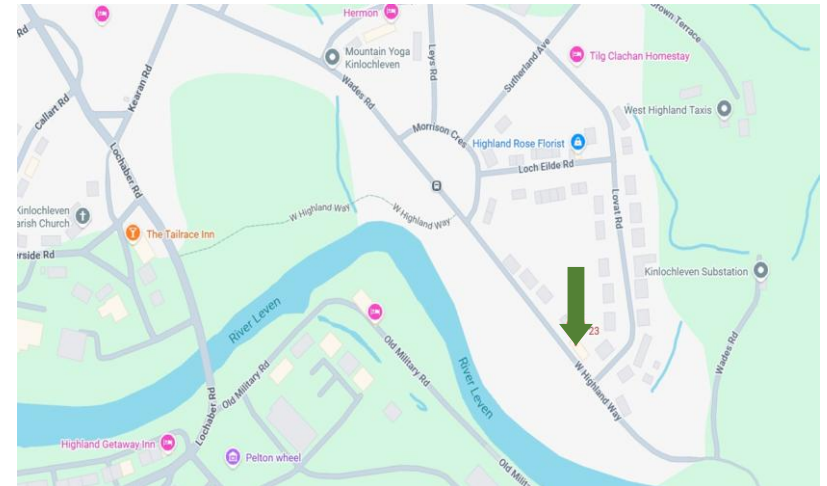
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Other items by way of fixtures and fittings not mentioned in these sales particulars may be available by separate negotiation. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

As this property is located in Lochaber which is a coastal region, flood risk could be an issue and therefore prospective purchasers are advised to check the flood risk (surface water, river & coastal) with SEPA (www.sepa.org.uk).

Prospective purchasers are advised to view the property in person and should they wish to pursue, have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Upon receipt of an offer, Fiuran Property will perform a Money Laundering Check on purchasers as part of its Money Laundering Policy.



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PROPERTY

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Elevated view of Kinlochleven
looking down over Loch Leven

