



10 Nevis Road

Kinlochleven, PH50 4RX

Guide Price £95,000

Fiuran
PROPERTY

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10 Nevis Road

Kinlochleven, PH50 4RX

Located in the popular & picturesque village of Kinlochleven, 10 Nevis Road is a desirable ground floor Maisonette with 2 Bedrooms, offering spacious accommodation in a traditional layout. With garden to the front, it would make an ideal purchase for first time buyers, a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Spacious ground floor Maisonette
- With unrestricted mountain views
- Entrance Hallway, Lounge/Diner, Kitchen/Diner
- 2 double Bedrooms and Shower Room
- Air source central heating
- Private garden with brick built shed
- Free on street parking to the front & side
- Council Tax Banding – A
- Ideal purchase for first time buyers
- Wonderful family home
- Perfect buy-to-let investment
- Easy walking distance to local amenities
- Excellent transport links



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The accommodation comprises the Entrance Hallway with cupboard, Lounge/Diner, Kitchen/Diner, 2 double Bedrooms and the Shower Room.

In addition to its convenient location, 10 Nevis Road is fully double glazed and benefits from air source central heating. Free on street parking is located to the front of the property.

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

APPROACH

Via the side of the property and into Entrance Hallway or at the front into the Kitchen.

HALLWAY 2m x 1.8m

With storage cupboard, radiator, fitted carpet and doors leading to the Lounge, Bedroom One and the Shower Room.

LOUNGE 4.6m x 3.6m (max)

With window to the front elevation, traditional open fire, storage cupboards, radiator, fitted carpet and doors leading to the Kitchen and Bedroom Two.

KITCHEN 3.6m x 2.4m

Fitted with base units, complementary work surfaces over, stainless steel sink & drainer, electric cooker & hob with stainless steel extractor hood over, tiled splashbacks, space for freestanding fridge/freezer, plumbing for dishwasher, plumbing for, washing machine, window to the front elevation, tiled flooring and external door leading to the garden.

BEDROOM ONE 3m x 2.5m

With window to the rear elevation, built-in wardrobes with sliding doors, radiator and laminate flooring.

BEDROOM TWO 3m x 3m

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

SHOWER ROOM 2m x 1.7m

Fitted with a white suite comprising shower enclosure, wash basin set in a vanity unit, WC, radiator, frosted glass window to the front elevation, tiled walls and tiled flooring.



EXTERIOR

The front garden offers wonderful countryside views and houses a brick built shed. There is on street parking to the front and side of the property.

KINLOCHLEVEN

Kinlochleven lies in an idyllic setting at the head of Loch Leven, approximately 7 miles from Glencoe and 21 miles South of Fort William. It is surrounded by some of the most dramatic and beautiful mountain and loch scenery in Scotland, and offers a range of facilities including a Library, nursery, primary and secondary schools, well attended community centre, hairdressers, supermarket and doctor's surgery. There are also restaurants, bars, tea-rooms, and a regular bus service into Fort William.

The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking and is on the West Highland Way, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.



10 Nevis 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 A

EPC Rating: C72

Gross internal floor area (m²) 63

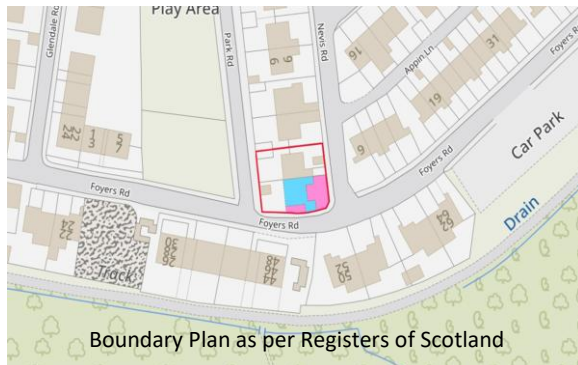
Local Authority: Highland Council

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.



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. At the bottom of the viaduct take 5th right onto Nevis Road. Number 10 is the last property on the right 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.

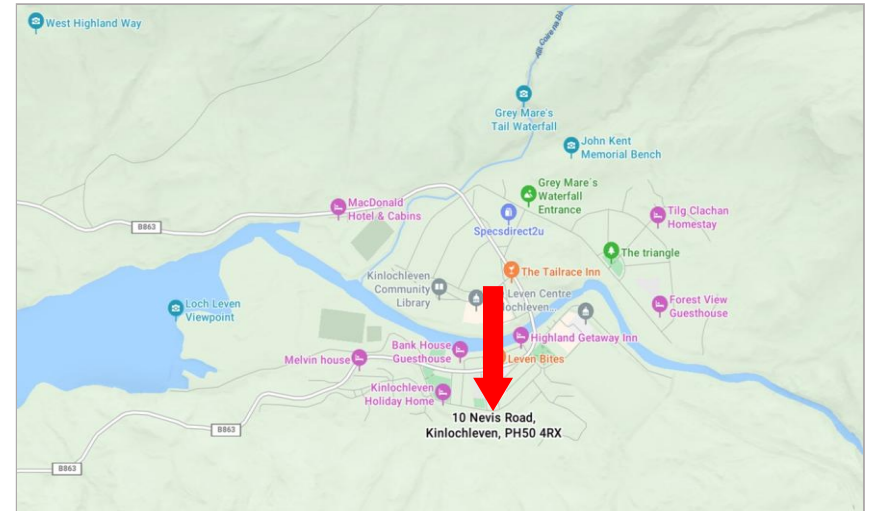
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

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Elevated views above Loch Leven
and Kinlochleven

