



4 Corrie Road

Kinlochleven, PH50 4QJ

Guide Price £160,000

Fiuran
PROPERTY

4 Corrie Road

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4 Corrie Road is a desirable semi-detached House with 3 Bedrooms, located in the popular & picturesque village of Kinlochleven. Offering spacious accommodation in a traditional layout, with private driveway and garden, it would make an ideal purchase for first time buyers, a wonderful family home, or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Semi-detached House
- Surrounded by mountains & countryside views
- Porch, Hallway, Lounge, Kitchen/Diner
- Rear Porch, Upper Landing, Inner Hall
- 3 Bedrooms, Shower Room and Loft
- uPVC triple glazed windows
- Log burning stove in Lounge
- Electric heating
- Spacious garden with shed
- Private gravelled driveway
- Council Tax Banding - B
- Wonderful family home
- Fantastic lifestyle opportunity
- Within walking distance of village amenities



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The ground floor accommodation comprises of the Entrance Porch, Hallway, Lounge, Kitchen/Diner and rear Porch.

The First Floor offers the Upper Landing, Inner Hall, 3 Bedrooms and Shower Room. There is also Loft space which is accessed via a hatch in the Upper Landing.

In addition its convenient location 4 Corrie Road is fully triple glazed and benefits from electric heating.

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

APPROACH

Via the front garden and entrance into the Porch.

ENTRANCE PORCH 1.1m x 1m

With external UPVC door to the front elevation, fitted carpet and door leading to the Hallway.

HALLWAY 1.9m x 1.8m

With carpeted stairs rising to the first floor, fitted carpet and door leading to the Lounge.

LOUNGE 5.3m x 3.3m (max)

Bright room with dual aspect windows to the front & rear elevations, log burning stove, radiator, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 5.3m x 4m (max)

L shaped & fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob, undercounter fridge/freezer, space for dining furniture, storage cupboard, radiator, windows to the front & rear elevations, tiled flooring in the Kitchen, fitted carpet in the Dining area and door leading to the rear Porch.

REAR PORCH 1.6m x 1.1m

With window to the rear elevation, concrete flooring and external door leading out to the rear garden.



UPPER LANDING 2m x 1.8m

With window to the rear elevation, radiator, semi open plan to the Inner Hall, fitted carpet and doors leading to Bedroom One and the Shower Room.

BEDROOM ONE 3.3m x 2.9m (max)

With window to the front elevation, feature fire place and fitted carpet.

SHOWER ROOM 1.8m x 1.7m

With white suite comprising shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation and vinyl flooring.

INNER HALL 2.3m x 0.9m

With fitted carpet and doors leading to Bedroom Two and Bedroom Three.

BEDROOM TWO 4.5m x 3.4m (max)

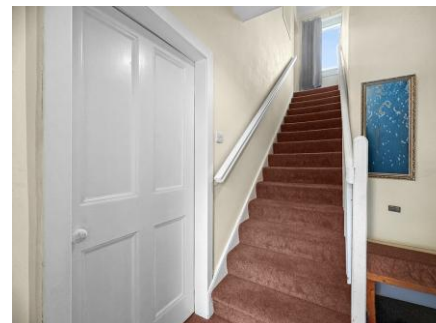
L-shaped with window to the front elevation, built-in bunk beds, recess area with built-in bed and fitted carpet.

BEDROOM THREE 3.2m x 2.4m

With window to the rear elevation, built-in bunk beds and fitted carpet.

LOFT

Accessed via a hatch in Upper Landing.

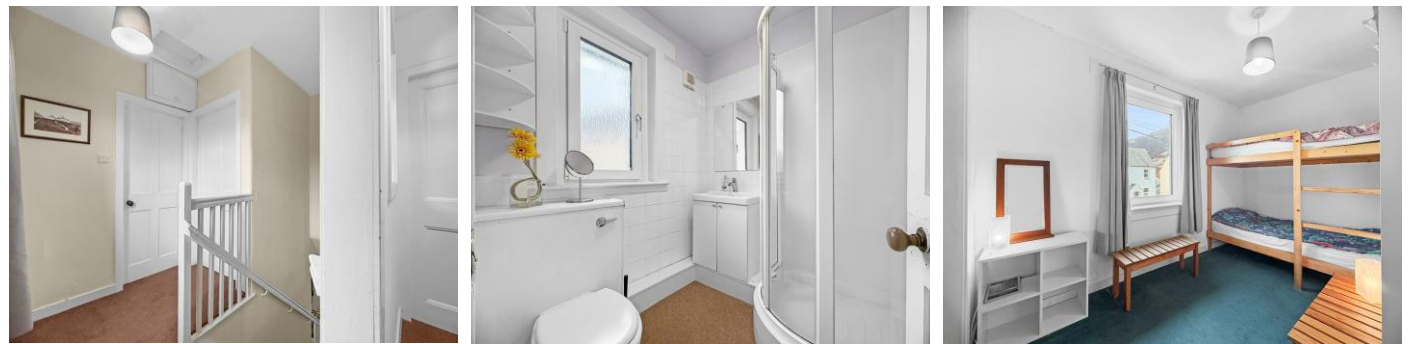


GARDEN

With garden to the front, side & rear of the property benefiting from wonderful mountain views. Laid mainly with gravel and offering the new owners a blank canvas to design as they wish. The rear garden houses a metal shed. The gravelled driveway to the side of the property provides off street parking.

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, doctor's surgery and supermarket. 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.



4 Corrie 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

Gross Internal Floor Area (m²) 80

EPC Rating: F26

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. On entering Kinlochleven, cross the small bridge, take the first turning right onto Corrie Road, Number 4 is on the right-hand side and can be identified by the house 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.

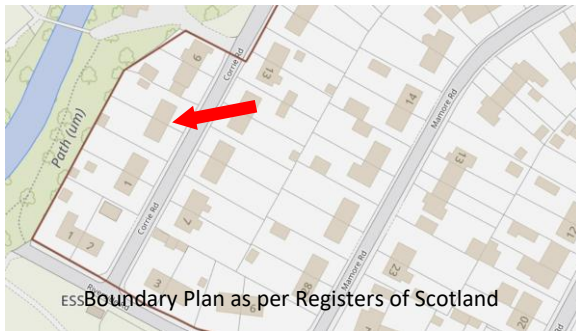
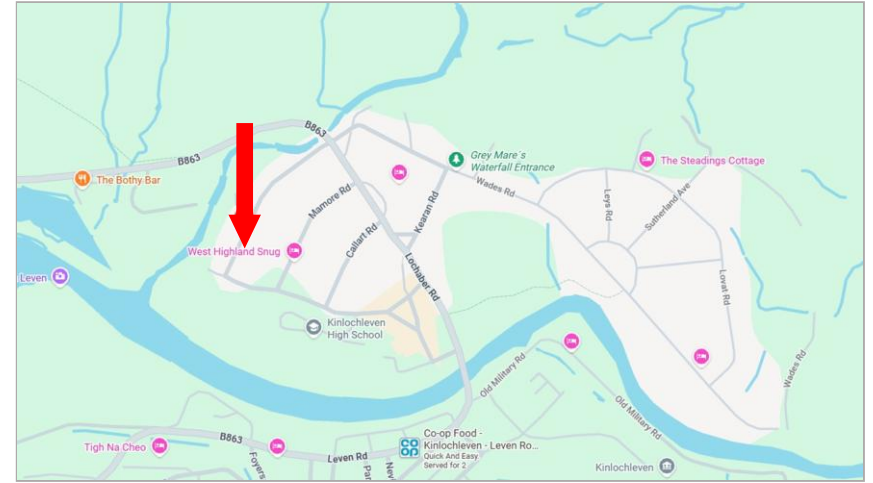
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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

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