

2 LEVEN ROAD, KINLOCHLEVEN



KEY FEATURES

- Two bedroom house in popular location
- Energy Performance Rating of D:61
- Council Tax Band A
- No Onward Chain
- Front and Rear Garden
- Renovation required throughout
- Within walking distance of Kinlochleven Village and a bus route
- Hillside views
- Parkland adjacent to the property
- On street parking

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

GUIDE PRICE £90,000

DESCRIPTION

2 Leven Road, Kinlochleven, is a traditional mid-terraced property offering an excellent opportunity for purchasers seeking a renovation project in a popular Highland location. Situated within easy walking distance of the village's shops, school, medical centre, cafés, and outdoor recreation facilities the property enjoys a convenient setting amidst stunning mountain scenery.

The accommodation provides well-proportioned living space however the property is in need of renovation and modernisation throughout. The property is being sold as seen.

DIRECTIONS— 2 Leven Road, Kinlochleven, PH50 4RP

From Fort William town centre, head south on the A82 towards Glencoe. Continue on the A82 for approximately 16 miles, passing through North Ballachulish and Glencoe.

Shortly after passing through Glencoe, turn left onto the B863, signposted for Kinlochleven. Follow the B863 for approximately 7 miles, descending into the village of Kinlochleven.

Upon entering Kinlochleven, continue along Leven Road. No. 2 Leven Road is located within the residential area of the village to the left second house down.

LOCATION/AMENITIES

Kinlochleven is a picturesque Highland village situated at the eastern end of Loch Leven, surrounded by some of Scotland's most dramatic mountain scenery. The village offers a range of local amenities including a supermarket, post office, medical centre, primary school, cafés, restaurants and leisure facilities.

The area is renowned for its outdoor pursuits with excellent opportunities for walking, climbing, mountain biking, fishing, and water sports. Kinlochleven forms part of the famous West Highland Way and is a popular destination for visitors exploring the Scottish Highlands. Fort William known as the "Outdoor Capital of the UK" is approximately 22 miles away and provides a wider range of shopping, educational and transport links. The surrounding area includes Glencoe, Ben Nevis, and numerous Munros, making Kinlochleven an ideal location for those seeking an active lifestyle amidst stunning natural beauty.

Despite its tranquil setting the village remains well connected with regular bus services to Fort William and Glasgow and easy access to the A82 road network.

ACCOMMODATION:

Ground floor: entrance porch, living room, kitchen and a store.

First floor: landing, 2 bedrooms and a bathroom.

ENTRANCE PORCH: 0.93m x 1.10m

LOUNGE : 4.25m x 4.19m

Spacious lounge with access to kitchen and rear garden.

KITCHEN:3.25m x 2.10m

With window to rear, tiled around the workspace, built – in cupboard.



FIRST FLOOR

Stairs and landing lead to two bedrooms and bathroom.

FAMILY BATHROOM: 1.70m x 1.69m

Bath, WC and wash hand basin.



BEDROOM: 3.33m x 2.39m

Rear-facing bedroom with built-in cupboard with shelving, and hillside views.

BEDROOM: 3.06m x 4.25m

Front-facing bedroom with attractive hillside views.



EXTERNAL

Front garden with pathway and attractive open views across the village towards the surrounding hillside.

Enclosed rear garden with paved pathway and pleasant hillside views.



McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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