

14 Riverside Road

Kinlochleven, PH50 4QH

Guide Price £165,000

Fiuran PROPERTY

14 Riverside Road

Kinlochleven, PH50 4QH

Located in the popular and picturesque village of Kinlochleven with garden to the front & rear taking full advantage of the superb mountain views, 14 Riverside Road would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Beautifully presented mid-terrace House
- Surrounded by unrestricted mountain views
- Within walking distance of village amenities
- Hall, Lounge, Dining Room, Kitchen, Conservatory
- Upper Landing, 2 double Bedrooms & Bathroom
- Contents avaliable under negotiation
- Double glazed uPVC windows & external doors
- Multi fuel Stove in Lounge
- Oil fired central heating
- Garden & timber shed
- Council Tax Banding - B
- Attractive family home
- No onward chain
- Vacant possession





Located in the popular and picturesque village of Kinlochleven with garden to the front & rear taking full advantage of the superb mountain views, 14 Riverside Road would make a wonderful family home or an ideal buy-to-let investment.

The ground floor accommodation comprises the entrance Hall, Lounge, Dining Room, Kitchen and Conservatory.

The First Floor offers the Upper Landing, 2 double Bedrooms and the family Bathroom. There is also a fitted out floored Loft with power & lighting.

In addition to its convenient location, 14 Riverside Road is bought to the market without a forward chain. The property benefits from uPVC windows and doors fitted in 2020 and oil central heating (new boiler in 2020).

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

APPROACH
Via the front garden and entrance into the Hall or via the rear garden and entry into the Conservatory.

HALL
With carpeted stairs rising to the first floor, radiator, laminate flooring and door leading to the Lounge.

LOUNGE 4.9m x 3.4m (max)
With window to the front elevation taking full advantage of the magnificent mountain views, multi-fuel stove, storage cupboard, 2 radiators and fitted carpet.

DINING ROOM 2.4m x 2.4m
With window to the rear elevation, space for dining furniture, fitted carpet and semi-open plan to the Kitchen.

KITCHEN 3.5m x 2.4m
Fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, tiled splash backs, undercounter fridge, undercounter freezer, plumbing for washing machine, window to the rear elevation, vinyl flooring and door leading to the Conservatory.

CONSERVATORY 2.4m x 2.2m
With wrap around windows maximizing the fine mountain views, tiled flooring and external door leading out to the rear garden.

UPPER LANDING 2.1m x 0.9m
With storage cupboard, fitted carpet and doors leading to both Bedrooms and the family Bathroom.

BEDROOM ONE 4.9m x 2.8m
With window to the front elevation with superb views of the surrounding mountains & countryside, built-in wardrobe, dressing room, radiator and fitted carpet.

BEDROOM TWO 3m x 3m
With window to the rear elevation again with mountain views, Loft hatch, radiator and fitted carpet.

BATHROOM 2m x 1.9m
Fitted with a white suite comprising bath with electric shower over, wash basin & WC, heated towel rail, vinyl flooring and window to the rear elevation.





EXTERIOR

With beautifully, well-maintained garden to the front, and rear. The front garden is enclosed with timber fencing & hedging plants and is laid mainly with grass. A block paved path leads to the front door. There is an attractive raised decking area with ample space for garden furniture & which offers a superb place to sit, relax & dine alfresco while enjoying the wonderful views. The rear garden is enclosed with timber fencing and is laid with gravel with paving slabs. There is a raised decking area at the rear of the garden, again an ideal place to sit and enjoy the views. The rear garden houses a timber shed which has power and lighting. Free street parking is avaliable to the front 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, doctor's surgery and supermarket. There are also restaurants, bars, tea-rooms, and a regular bus service to Fort William. The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking (being 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.





















14 Riverside 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.
Oil tank.

Council Tax: Band B

Gross internal floor area (m²) 76
EPC Rating: D62
Local Authority: Highland Council

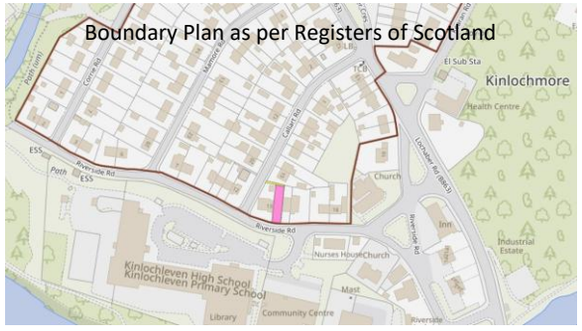
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

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.

This property is being sold in its present condition, and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



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. Continue ahead through the village over the River Leven Bridge. Once over the bridge take second turning left onto Riverside Road. Continue ahead, Number 14 is 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.

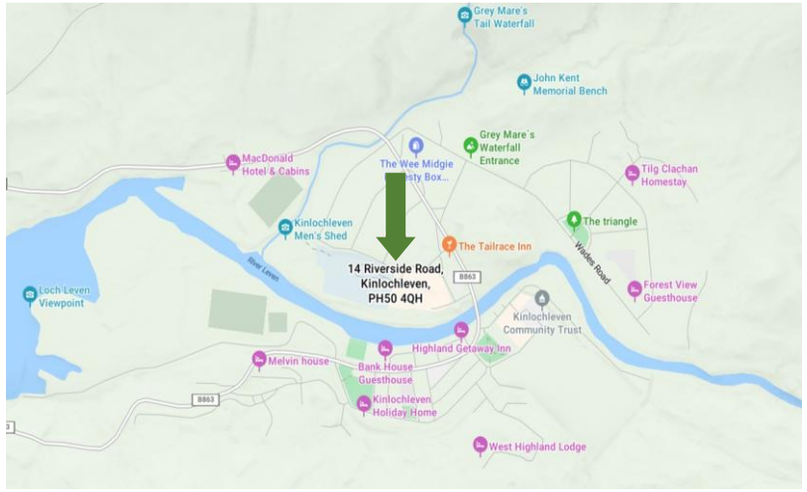
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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 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

T: 07471 783 721
E: kelie@fiuran.co.uk

Dail-Uaine
Invercoe
Glencoe
PH49 4HP



Elevated view of Kinlochleven looking down over Loch Leven