



Firwood Cottage

Wades Road, Kinlochleven, PH50 4QT

Guide Price £275,000

Fiuran
PROPERTY

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Wades Road, Kinlochleven, PH50 4QT

Firwood Cottage is a beautifully presented & spacious detached Bungalow with 3 Bedrooms. Located in the very popular village of Kinlochleven, with sizeable, enclosed garden, carport, large timber shed, greenhouse and private monobloc driveway, 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

- Lovely, modern detached Bungalow
- Well-maintained and in walk-in condition
- Peaceful village location with mountain views
- Porch, Hallway, Lounge, Dining Room, Kitchen
- Utility Room, Inner Hall, Shower Room
- 3 Bedrooms (1 with En Suite Shower Room)
- Excellent storage throughout including Loft
- Double glazed windows & external doors
- Wi-Fi controlled electric heating
- Enclosed garden with development potential
- Car port, timber shed, greenhouse & fuel store
- Private driveway with ample parking
- Within walking distance of local amenities
- Wonderful family home



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The accommodation comprises the entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Inner Hall, Utility Room, Shower Room, 3 Bedrooms (1 with En Suite Shower Room). There is also a large Loft which is accessed via a hatch in the Hallway.

In addition to its peaceful & picturesque location, Firwood Cottage has recently been upgraded and is fully double glazed & benefits from modern Wi-Fi controlled electric heating. This property is set in well-maintained, sizeable 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 side into the Inner Hall.

PORCH 2m x 1.3m

With external door & panel window to the side elevation, further window to the front elevation, laminate flooring and door leading to the Hallway.

HALLWAY 4.7m x 1.8m (max)

With storage cupboard, radiator, hatch access to the Loft, fitted carpet and doors leading to the Lounge, Dining Room, Shower Room and all 3 Bedrooms.

LOUNGE 6m x 3.7m

Bright room with dual aspect windows to the front and side elevations, log burning stove, radiator and fitted carpet.

DINING ROOM 3.9m x 2.6m

With window to the rear elevation, multi fuel stove with top oven, radiator, fitted carpet and semi open plan to the Kitchen.

KITCHEN 3.3m x 2.1m

Fitted with a range of newly fitted base & wall mounted units with complementary work surfaces over, stainless steel sink & drainer, free standing electric cooker with extractor hood over, washing machine, space for freestanding fridge/freezer, pantry cupboard, window to the rear elevation, vinyl flooring and semi open plan to the Inner Hall.

INNER HALL 21.1m x 1m

With vinyl flooring, storage cupboard, semi open plan to the Utility Room and external door leading out to the car port and side garden.

UTILITY ROOM 2.1m x 1.1m

With window to the side elevation, fitted shelves, tumble dryer, electrical fuse box and fitted carpet.

BEDROOM ONE 3.9m x 3.4m (max)

With window to the front elevation, double built-in wardrobes, radiator and fitted carpet.

SHOWER ROOM 2.9m x 1.7m

With newly fitted white suite comprising large walk-in shower enclosure, WC & wash basin, heated towel rail, vinyl flooring and frosted window to the rear elevation.



BEDROOM TWO 3.3m x 2.5m

With window to the side elevation, built-in wardrobe, radiator and fitted carpet.

BEDROOM THREE 3.9m x 3.3m (max)

With window to the rear elevation, built-in wardrobe, radiator, fitted carpet and door leading to the En Suite Shower Room.

EN SUITE SHOWER ROOM 2.2m x 0.9m

Fitted with a white suite comprising shower cubicle, WC & wash basin, heated towel rail and vinyl flooring.

GARDEN

The enclosed substantial garden benefits from 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 mainly with gravel and may offer further development potential (subject to the relevant planning permissions). The side garden is also laid with gravel and has a carport providing shelter over the side door into the Inner Hall. The rear garden is laid mainly with grass with monobloc paths and gravel offset with mature trees and shrubs and sits above the banks of Allt Coire Na Ba River. The garden houses a timber shed, greenhouse and fuel store. The monobloc driveway leads from the front of the house through to the carport. There is ample parking for several vehicles.



Firwood Cottage, 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 D

EPC Rating: D58

Gross internal floor area (m²) 72

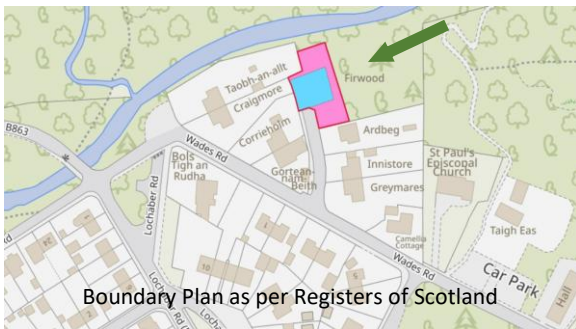
Local Authority: Highland Council

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 immediately left onto Wades Road. Continue ahead and take next left. Firwood Cottages is at the end of the road directly ahead.

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.

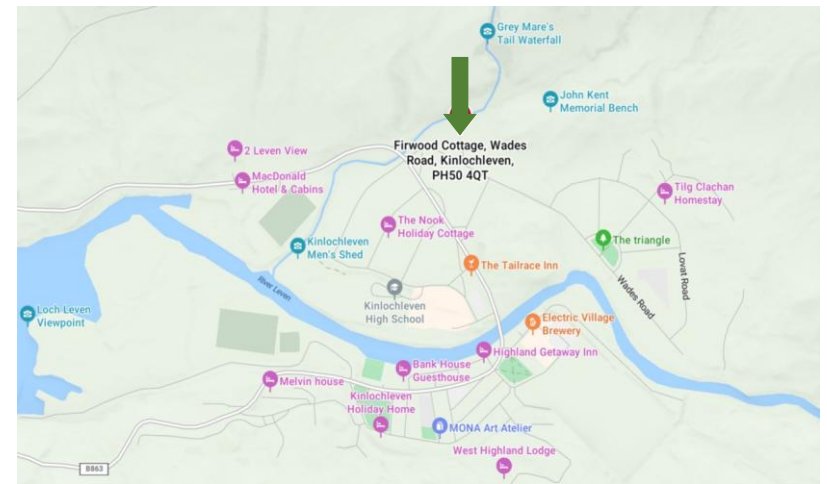
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view of Kinlochleven
looking down over Loch Leven

