



13 Riverside Road

Kinlochleven, PH50 4QH

Guide Price £215,000

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PROPERTY

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13 Riverside Road

Kinlochleven, PH50 4QH

Located in the popular and picturesque village of Kinlochleven with garden to the front, side & rear taking full advantage of the superb mountain views, 13 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 end-terrace House
- Surrounded by unrestricted mountain views
- Within walking distance of village amenities
- Hallway, Lounge, Sitting Room, Kitchen/Diner
- Bathroom, Upper Landing, walk in Cupboard
- Master Bedroom with En Suite & Dressing Room
- Three further Bedrooms and 2 Loft spaces
- 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, side & rear taking full advantage of the superb mountain views, 13 Riverside Road would make a wonderful family home or an ideal buy-to-let investment.

The ground floor accommodation comprises the Hallway, Lounge, Sitting Room, Kitchen/Diner and the family Bathroom.

The First Floor offers the Upper Landing, large walk in Cupboard, Master Bedroom with En Suite Bathroom & Dressing Room and 3 further Bedrooms.

In addition to its convenient location, 13 Riverside Road has been extended & modernised in recent years, is fully double glazed, benefits from oil fired central heating and is brought to the market without a forward chain.

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

APPROACH

Via the front garden and entrance into the Hallway or via the rear garden and entry into the Kitchen.

HALLWAY 4.3m x 3.1m

With carpeted stairs rising to the first floor, understairs storage cupboard, radiator, fitted carpet and doors leading to the Lounge, Kitchen/Diner and the Bathroom.

LOUNGE 7.2m x 3.5m (max)

With dual aspect windows to the front & rear elevations, shelved recess, multi-fuel stove, 2 radiators and fitted carpet.

KITCHEN/DINER 4.1m x 4m

Fitted with a variety of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, Lpg hob with stainless steel extractor hood over, electric oven, integrated fridge/freezer, integrated dishwasher, washing machine, dual aspect windows to the side & rear elevation, radiator, vinyl flooring, door leading to the Sitting Room and external door leading to the rear garden.

SITTING ROOM 4m x 2.8m

With window to the front elevation, 2 wall mounted book shelves, radiator and fitted carpet.

BATHROOM 2.6m x 2.5m

Fitted with a white suite comprising bath, shower enclosure, wash basin & WC, cupboard housing the hot water tank, radiator, vinyl flooring and window to the rear elevation.

UPPER LANDING

With walk-in Cupboard, radiator, fitted carpet and doors leading to all upper level Bedrooms.

BEDROOM ONE 4m x 3.7m

With window to the front elevation, radiator, fitted carpet, louvre doors to the Dressing Room (1.8m x 1.1m) and door leading to the En Suite Bathroom.

EN SUITE BATHROOM 2.7m x 1.8m

Fitted with a white suite comprising bath with shower over, wash basin, WC, heated towel rail, fitted carpet and Velux style window to the rear elevation.

BEDROOM TWO 2.6m x 2.2m

With Velux style window to the rear elevation, Loft hatch, radiator and fitted carpet.



BEDROOM THREE 3.5m x 3.7m

With Velux style window to the rear elevation, Loft hatch, radiator and fitted carpet.

BEDROOM FOUR 4.2m x 3.6m

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

EXTERIOR

With well-maintained garden to the front, side & rear. The front garden is bounded by a wall with concrete steps leading from the path to the front door and is laid mainly with grass and has the most spectacular mountain views. The gated side garden leads to the rear garden. The rear garden is also laid mainly with grass with paving slabs leading to the Kitchen door. There is a fenced vegetable garden area, ideal for growing own produce. The rear garden also houses a sizable timber shed and the oil tank. There is free parking on the street to the front & 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, 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.



13 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) 135

EPC Rating: C69

Local Authority: Highland Council

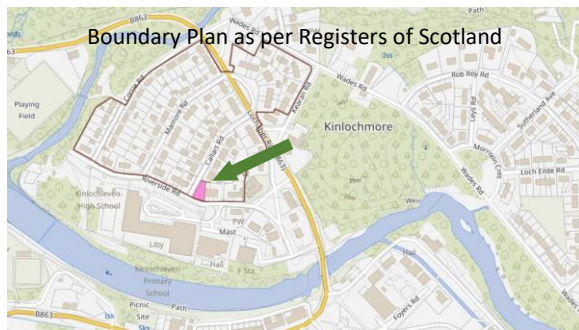
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

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 13 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.

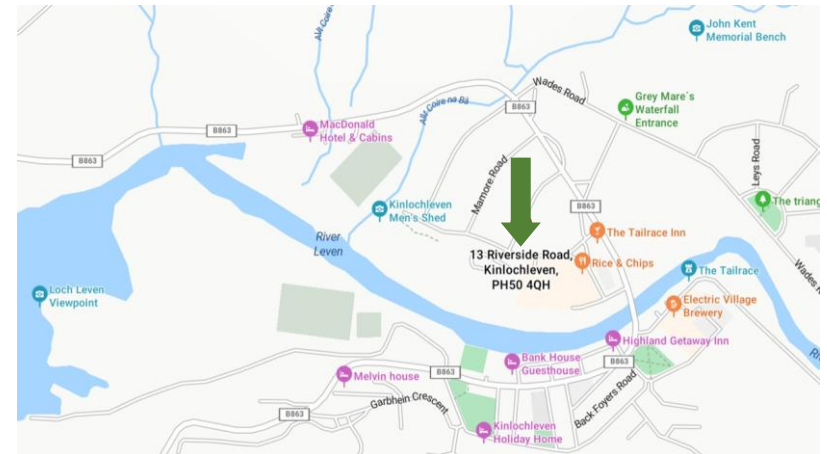
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 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 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.



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Elevated view of Kinlochleven
looking down over Loch Leven

