

1 Wades Road

Kinlochleven, PH50 4QT

Guide Price £170,000

Fiuran PROPERTY

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Kinlochleven, PH50 4QT

1 Wades Road is a very desirable semi-detached House with 2 Bedrooms, located in the popular & picturesque village of Kinlochleven. 1 Wades Road offers spacious accommodation in a traditional layout with driveway, greenhouse and sizeable garden, it will 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

- Spacious & bright semi-detached House
- Surrounded by mountain & countryside views
- Hallway, Lounge, Dining Room, Kitchen
- Upper Landing, 2 double Bedrooms & Shower Room
- Double glazed uPVC windows & external doors
- Oil fired central heating (boiler serviced Nov 2026)
- Enclosed, extensive garden
- Greenhouse & metal shed in rear garden
- Private driveway with off street parking
- Council Tax Banding - B
- Much sought after village location
- Within walking distance of village amenities
- Vacant possession
- No onward chain



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

The first floor boasts a bright landing, 2 double Bedrooms and family Shower Room.

In addition to its convenient location, 1 Wades Road is bought to the market without a forward chain. The property is fully double glazed and benefits from oil fired central heating.

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, takeaways, gymnasium 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, mountaineering, fishing & water sports, mountain biking and golfing.

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

APPROACH

Via the gated enclosed driveway and entrance at the front into the Hallway or at the side into the Kitchen.

HALLWAY

With carpeted stairs rising to the first floor, radiator, and doors leading to the Lounge and the Dining Room.

LOUNGE 5.3m x 3.6m

With picture window to the front elevation looking over the front garden & taking full advantage of the superb mountain views, further window to the rear elevation looking over the rear garden, 2 radiators and fitted carpet.

DINING ROOM 4.1m x 3.9m

With window to the front elevation with fine open mountain views, further window to the side elevation, radiator, fitted carpet and door leading to the Kitchen.

KITCHEN 4.2m x 2.1m

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven, electric hob, stainless steel sink & drainer, tiled splashbacks, space for freestanding fridge/freezer, plumbing for washing machine, understairs storage cupboard, radiator, window to the rear elevation, vinyl flooring and external door leading out to the rear garden.





UPPER LANDING
With window to the rear elevation, storage cupboard, hatch access to the Loft, fitted carpet and doors leading to both Bedrooms and the family Shower Room.

BEDROOM ONE 5.3m x 3m
With window to the rear elevation, 2 further windows to the side elevation, 2 large built-in wardrobes, 2 radiators and fitted carpet.

BEDROOM TWO 3.6m x 3.2m (max)
With window to the front elevation with wonderful mountain views, walk-in Dressing Room (3m x 0.9m), radiator and fitted carpet.

SHOWER ROOM 1.9m x 1.8m
With white suite comprising shower enclosure, wash basin set in a vanity unit, WC, heated towel rail, frosted window to the rear elevation, tiled walls and fitted carpet.

GARDEN
The sizeable garden surrounds the property and offers fine open mountain & countryside views. The front garden is bounded with a mixture of timber & wire fencing and hedging plants and is planted with a variety of shrubs & bushes, laid mainly with gravel with paving slabs which lead to the front door. The driveway to the side is laid with gravel off set with paving slabs. The gravelled side garden leads through to the rear garden. The rear garden is laid partly with gravel and offers a paved terrace area, ideal area for garden furniture, the remaining rear garden is laid with grass. The rear garden is enclosed with a mixture of timber & wire fencing and houses a greenhouse, metal shed and the oil tank & central heating boiler.



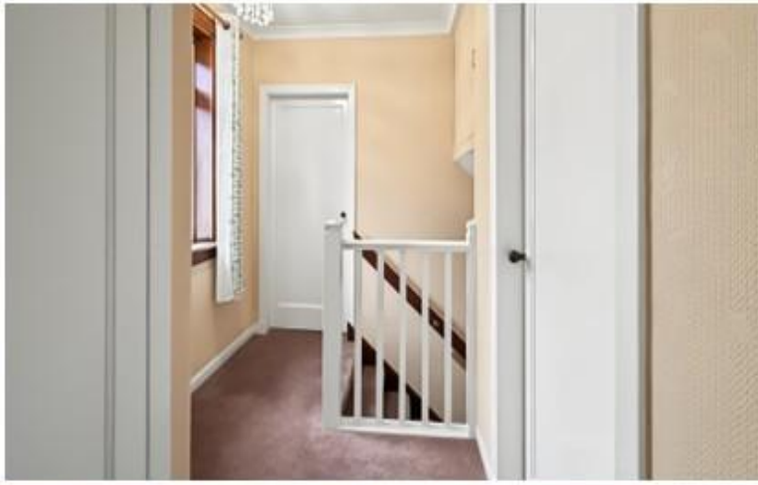


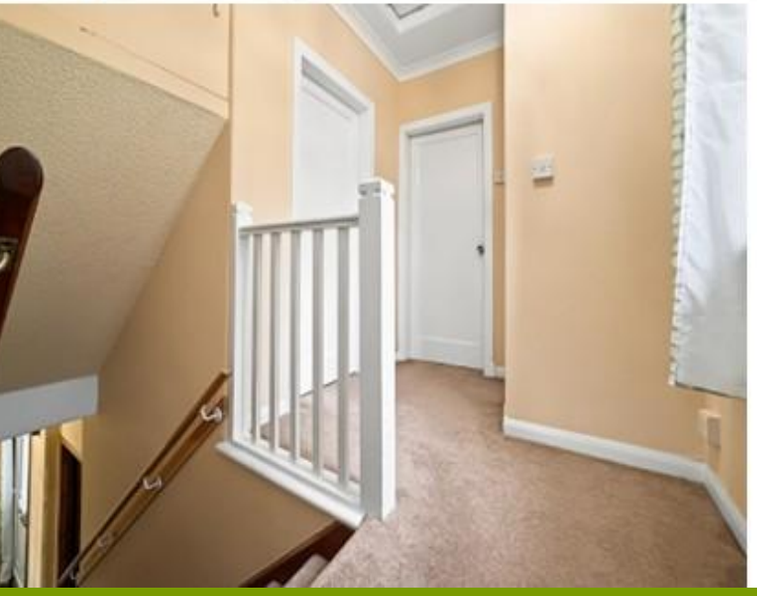
















1 Wades Road, Kinlochleven





For illustrative purposes only. Not to scale. Plan indicates property layout only. Floor finishes may be different to those shown here.











GENERAL INFORMATION

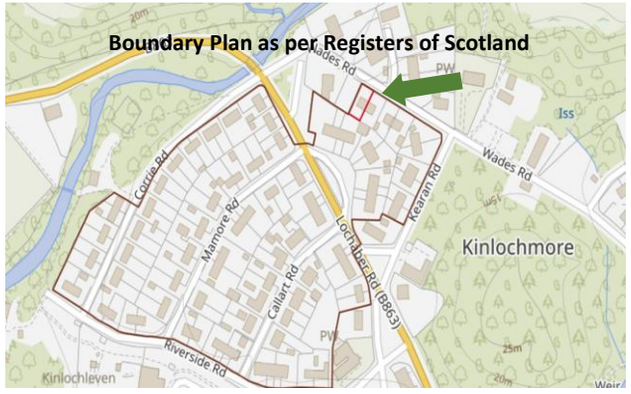
Services: Mains water, electricity & drainage.
Council Tax: Band B
EPC Rating: D58
Gross internal floor area (m²) 92
Local Authority: Highland Council

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 right onto Wades Road. Continue ahead Number 1 is on the left-hand side 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.

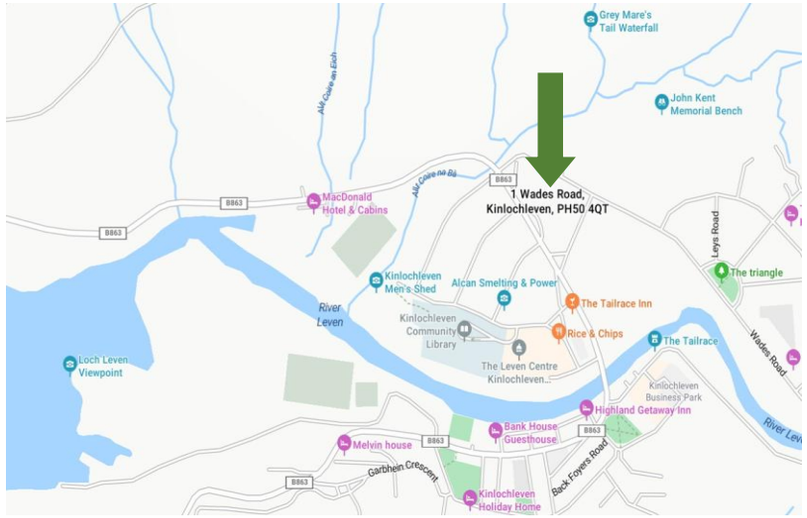
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 views of Kinlochleven
looking down over Loch Leven