



9 Loch Eilde Road



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Kinlochleven, PH50 4RH

Guide Price £165,000

Fiuran
PROPERTY

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9 Loch Eilde Road is a very desirable & spacious mid-terrace House with 3 Bedrooms, located in the popular village of Kinlochleven. With well-maintained, enclosed garden to the front & rear, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

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- Lovely mid-terrace House
- Fine open mountain views
- Peaceful village location
- Hallway, Lounge, Kitchen/Diner, Shower Room
- Upper Landing, 3 double Bedrooms, WC
- Large Loft with retractable ladder
- Kitchen appliances available
- Contents available under negotiation
- Double glazed windows and electric heating
- Well-maintained, enclosed garden
- Within walking distance of local amenities
- Wonderful family home
- Vacant possession
- No onward chain



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The Ground Floor accommodation comprises Hallway, Lounge, Kitchen/Diner and Shower Room.

The First Floor accommodation offers the Upper Landing, WC and 3 double Bedrooms. There is also a large Loft, which is accessed via a hatch located in the Upper Landing.

In addition to its peaceful location, 9 Loch Eilde Road has been upgraded with exterior solid wall insulation & rendering. It is fully double glazed with uPVC windows & external doors and benefits from electric heating. 9 Loch Eilde Road 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 gated front garden and entrance into the Hallway.

HALLWAY 4.7m x 2m (max)

With carpeted stairs rising to the first floor, large storage cupboard, under stair storage cupboard, further cupboard housing the electrics, electric heater, fitted carpet and doors leading to the Lounge and Shower Room.

LOUNGE 4m x 3.9m (max)

Spacious & bright room with bay window to the front elevation taking full advantage of the mountain views, attractive electric fire & surround, electric heater, fitted carpet and door leading to the Kitchen/Diner.

KITCHEN/DINER 3.9m x 2.7m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric cooker with extractor hood over, space for undercounter fridge, space for undercounter freezer, plumbing for washing machine, space for tumble dryer, space for dining furniture, window to the rear elevation, tiled walls & tiled flooring and external door leading to the rear garden.

SHOWER ROOM 2m x 1.7m

Fitted with a white suite including shower enclosure with electric shower, WC & wash basin, storage heater, tiled walls, vinyl flooring and frosted window to the rear elevation.



UPPER LANDING 2.9m x 3m (max)

With fitted carpet, access hatch to the Loft and doors leading to all 3 Bedrooms & the WC.

WC 1.9m x 0.8m

Fitted with a white suite comprising WC, wash basin, window to the rear elevation and vinyl flooring.

BEDROOM ONE 3.8m x 2.8m

With window to the front elevation, built-in wardrobe, panel heater and fitted carpet.

BEDROOM TWO 3.8m x 3.3m (max)

With window to the front elevation, built-in wardrobe, panel heater and fitted carpet

BEDROOM THREE 4.6m x 2.8m

With 2 windows to the rear elevation, built-in wardrobe, panel heater and fitted carpet.

GARDEN

The well-maintained garden benefits from a sunny aspect and has stunning mountain & countryside views from every angle. The front garden is enclosed with timber fencing with a metal gate for access and is laid partly with gravel & partly with a concrete path leading to the front door. The extensive rear garden is enclosed by timber & wire fencing, has a paved patio area with space for garden furniture. The remaining rear garden is laid with a mixture of gravel & concrete. The rear garden houses a garden shed. There is a shared communal close with the neighbouring property with direct access to the rear garden. Free on street parking is located to the front of the property.



9 Loch Eilde 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 A

EPC Rating: E45

Gross internal floor area (m²) 82

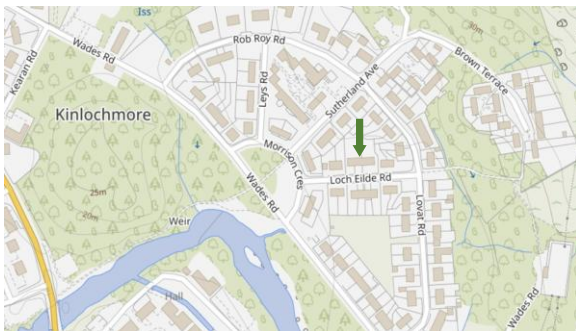
Local Authority: Highland Council

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 second left into Kearen Road. At the T junction turn right onto Wades Road. Turn next left onto Rob Roy Road, then second right onto Loch Eilde Road, Number 9 is on the right-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.

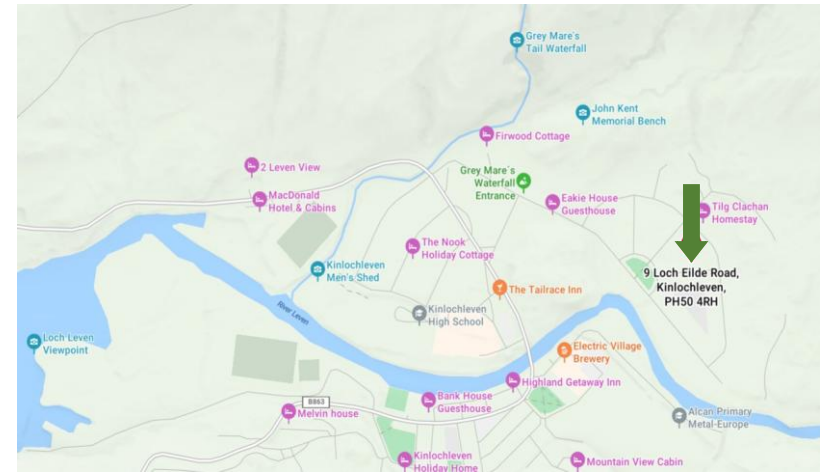
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 view of Kinlochleven
looking down over Loch Leven

