



16 LOVAT ROAD | KINLOCHLEVEN | PH50 4RQ

PRICE GUIDE: £180,000

Situated within the popular residential village of Kinlochleven, 16 Lovat Road is a desirable semi-detached dwellinghouse set within generous garden grounds, complete with a garden shed, BBQ hut and ample off-street private parking. The property offers well-proportioned accommodation over two levels and benefits from double glazing and oil-fired central heating. In recent years it has also seen significant upgrades, including a new roof, replacement boiler, and upgraded shower room facilities. Beautifully maintained and presented in excellent order throughout, the home enjoys views towards the surrounding hills. The spacious lounge and bright kitchen/diner are particularly attractive features, while three double bedrooms and two modern shower rooms make this an ideal family home.

The village of Kinlochleven is situated at the head of Loch Leven, some 7 miles from Glencoe and 25 miles from Fort William, and offers a range of amenities including a post office, hotels, shops, newly built primary and secondary school, college, doctors surgery, etc. On the West Highland Way, Kinlochleven is popular with walkers and tourists and offers the Aluminium Story Visitor Centre attraction.

- Desirable, Semi-Detached Dwellinghouse
- Popular Village Location
- Lounge
- Kitchen/Diner
- 3 Double Bedrooms
- 2 Shower Rooms
- Double Glazing & Oil Central Heating
- Garden, Garden Shed & BBQ Hut
- Private Off-Street Parking
- EPC Rating: D 68

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Accommodation

Entrance Hallway 3.8m x 2.0m

With glazed UPVC entrance door. Stairs to upper level. Under stair cupboard and built-in cupboard. Doors to lounge and shower room.

Lounge 4.7m x 3.8m

With picture window to front. Tiled fireplace with electric fire insert. Door to kitchen/diner.

Kitchen/Diner 4.7m x 2.8m

With window to rear. Fitted with beech effect kitchen units. Offset with marble effect worksurfaces and splashback. Stoves double oven. Stoves hob with extractor fan over. Stainless steel sink unit. Integral fridge/freezer, washing machine and tumble dryer. Laminate flooring. UPVC door to rear garden.

Shower Room 2.7m x 1.9m

With frosted window to side. Fitted with modern white coloured suite of WC, wash hand basin and wet walled shower cubicle with Mira shower over. Wet wall splashback. Heated towel rail. Laminate flooring.

Upper Level

Landing

With window to side. Built-in cupboard. Hatch to loft—floored. Doors to shower room and bedrooms.

Shower Room 2.0m x 1.0m

Fitted with modern white coloured

suite of WC, wash hand basin set on vanity unit and wet walled shower cubicle with Mira shower over. Wet wall splashback. Heated towel rail. Tiled flooring.

Bedroom 4.6m x 2.8m

With two windows to rear. Fitted wardrobes and drawers.

Bedroom 3.8m x 2.8m

L-shaped, with window to front.

Bedroom 3.8m x 2.8m

With window to front. Fitted wardrobes.

Garden

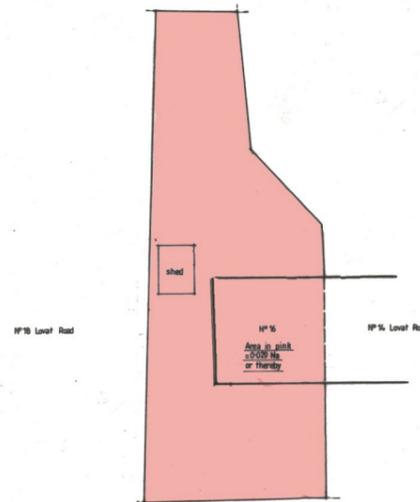
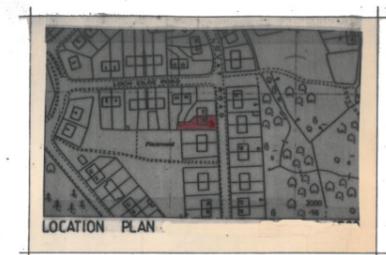
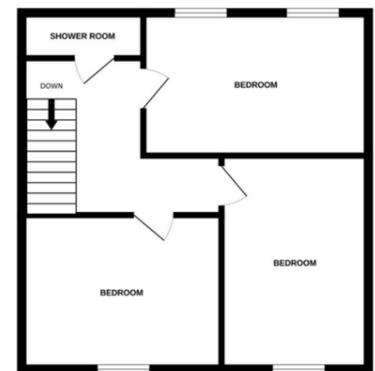
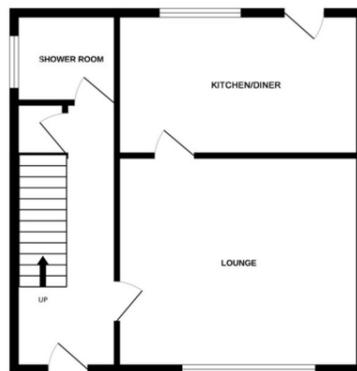
The property provides off-street parking on a monobloc driveway, which leads to the side of the property. The rear, fully enclosed, garden is laid to lawn with a area of gravel which features a charming BBQ hut. Garden shed—light and power.

Travel Directions

From Fort William, travel south along the A82 for around 12 miles. At North Ballachulish, take the Kinlochleven turnoff on to the B863, where signposted, and follow the road for approximately 7 miles. On entering Kinlochleven, cross the small bridge and take the first turning on the left into Wades Road. Continue past the Church and then take the first turning on the left on to Rob Roy Road. Follow the road up and round, passing the junctions at Leys Road and Sutherland Avenue. Number 16 is located on the right hand side.



Floor Plan



Title Plan

The area shaded pink is included in the sale.



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