



Flat 2, Stevenson Terrace

Leven Road, Kinlochleven, PH50 4RP

Guide Price £75,000

Fiuran
PROPERTY

Flat 2, Stevenson Terrace

Leven Road, Kinlochleven, PH50 4RP

Located in the popular picturesque village of Kinlochleven, Flat 2 is a very well presented first floor Apartment with 1 Bedroom, offering spacious accommodation in a traditional layout. With wonderful views towards the Mamores, it would make a perfect purchase for first time buyers, idyllic holiday home, or a buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Bright first floor Apartment
- Surrounded by mountains & countryside views
- Very desirable village location
- Communal Hall, Entrance Landing, Hallway
- Lounge, Kitchen/Diner, Bedroom and Bathroom
- White goods included in sale
- Contents available under negotiation
- uPVC double glazed windows
- Electric heating
- Council Tax Banding - A
- Within walking distance of amenities
- On a local bus route
- No onward chain
- Vacant possession



Located in the popular picturesque village of Kinlochleven, Flat 2 is a very well presented first floor Apartment with 1 Bedroom, offering spacious accommodation in a traditional layout. With wonderful views towards the Mamores, it would make a perfect purchase for first time buyers, idyllic holiday home, or a buy-to-let investment.

The accommodation comprises of the Communal Hall, Entrance Landing, Hallway, Lounge, Kitchen/Diner, double Bedroom and Bathroom.

In addition to its scenic location, Flat 2 benefits from high ceilings, double glazed windows and electric heating. With superb mountain views from all windows.

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

APPROACH

Via the front of the flats on Leven Road, entry into the communal Hall, up the first flight of stairs, Flat 2 is entered by the second door along.

COMMUNIAL HALL

With external coded front door, wooden banister, concrete flooring and stairs rising to the upper Apartments.

ENTRANCE LANDING

Bright and spacious with ceiling window, concrete flooring and external deep blue coloured wooden door leading into Flat 2.

HALLWAY 4.7m 2m (max)

With external wooden door to the rear elevation, electric fuse box housed in a wall mounted cupboard, built-in cupboard, fitted carpet and doors leading to the Lounge, Kitchen/Diner, Bedroom and Bathroom.

LOUNGE 4.1m x 4.1m

With 2 windows to the front elevation & further window to the side elevation taking advantage of the breathtaking mountain views, 2 storage heaters, electric fire and fitted carpet.

KITCHEN/DINER 5.1m x 3.4m (max)

Fitted with a range of base units, complementary work surfaces over, stainless steel sink & drainer, electric cooker, undercounter fridge/freezer, washing machine, tumble dryer, recess shelved area, storage cupboard also housing the hot water tank, storage heater, window to the side elevation with unrestricted mountain views and cushioned flooring.

BEDROOM 3.9m x 2.7m

Window to the front elevation with wonderful mountain views, decorative feature fireplace, storage heater, built-in cupboard and fitted carpet.





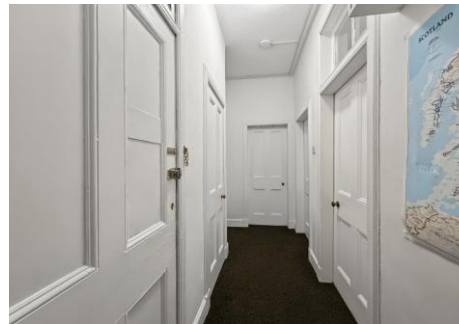
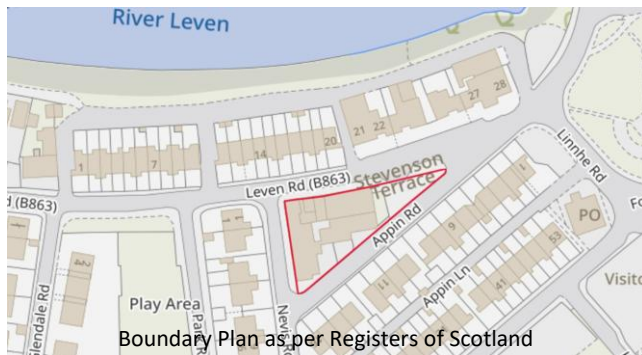


BATHROOM 3m x 1.5m

Fitted with a white suite comprising bath with electric shower over, wash basin, WC, wall mounted cupboard with mirror, half wood panelled walls, frosted window to the side elevation and cushioned flooring.

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 into Fort William. The area offers a large range of sports and outdoor activities, including winter sports, climbing & hill walking and is 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.



2 Stevenson Terrace, 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

Gross internal floor area (m²) 53

EPC Rating: E53

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.



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, continue ahead. Stevenson Terrace is located on the left-hand side. The flats are above the local shops, Number 2 can be identified by the For Sale sign in the Lounge window.

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.

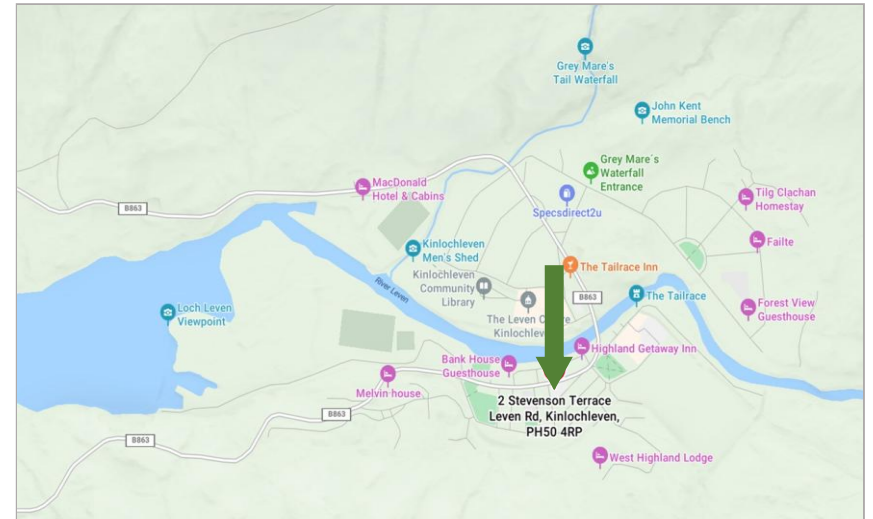
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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.



Fiuran

PROPERTY

T: 07471 783 721

E: kelie@fiuran.co.uk

Dail-Uaine

Invercoe

Glencoe

PH49 4HP

Views looking down from
Loch Leven to Kinlochleven

