



Eakie House

Wades Road, Kinlochleven, PH50 4QX

Guide Price £320,000

Fiuran
PROPERTY

Eakie House

Wades Road, Kinlochleven, PH50 4QX

Eakie House is a unique and beautifully presented detached House offering spacious & bright accommodation and is located in the very popular village of Kinlochleven. In walk-in condition, it would make a wonderful family home or a perfect buy-to-let business investment. (The property has been designed so that it could easily provide letting accommodation and separate owner's accommodation).

Special attention is drawn to the following:-

Key Features

- Beautifully presented detached House
- Surrounded by mountains & countryside views
- Tastefully decorated throughout & in walk-in condition
- Ground floor - Hallway, Lounge/Diner/Kitchen Bathroom and 2 ground floor double Bedrooms
- First floor – Landing, Kitchen/Diner, Lounge double Bedroom and Shower Room
- Second floor - Attic (currently used as 4th Bedroom)
- Contents available under separate negotiation
- Double glazed windows & Lpg central heating
- Attractive enclosed courtyard garden
- Under decking covered storage area
- Private parking to the side of the property
- Wonderful family home with business potential
- Within walking distance of village amenities
- No onward chain



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The ground floor accommodation comprises the entrance Hallway with built-in storage cupboard, oak wood stairs leading to the first floor, Lounge/Kitchen/Diner, 2 ground floor double Bedrooms and a Bathroom.

The first floor boasts a bright landing, modern Kitchen with door leading to the Attic space, Lounge with attractive log burner & double-glazed doors leading to the raised decking area, double Bedroom and a Shower Room.

The second floor boasts a fully converted Attic (currently used as the 4th double Bedroom).

In addition to its picturesque location, Eakie House is fully double glazed and benefits from Lpg central heating. There is parking to the side of the property for up to four vehicles (this area is not owned by this property but rented from Kinlochleven Community Trust). Eakie House currently holds a short-term licence to let and is rented out as very successful letting units. With separate external doors, giving the option to let out 1 or both units independently. The business is available under separate negotiation.

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

APPROACH

Via the driveway at the side of the property and entrance at the front into the Hallway.

HALLWAY 5.1m x 1.8m (max)

With oak wood stairs rising to the first floor, under stairs storage cupboard, radiator, slate flooring and doors leading to the Lounge/Kitchen/Diner, Bedroom One, Bedroom Two and the Bathroom.

LOUNGE/KITCHEN/DINER 5.5m x 2.9m

Fitted with a range of base & wall mounted units, complementary work surface over, stainless steel sink & drainer, electric panel heater, window to the front elevation and laminate flooring.

BEDROOM ONE 3.4m x 3.2m (max)

With cupboard housing the hot water tank, radiator, fitted carpet and glazed door leading to the rear Courtyard.

BEDROOM TWO 3.4m x 3.2m (max)

With radiator, oak flooring and glazed door leading to the rear Courtyard.

BATHROOM 2.4m x 1.7m

With white suite comprising bath with electric shower over, wash basin, WC, heated towel rail, frosted window to the front elevation, partially tiled walls and laminate flooring.



UPPER LANDING

With oak stairs rising from the ground floor, attractive oak banister, fitted carpet, open plan to Kitchen/Diner, semi-open plan to the Lounge and doors leading to Bedroom Three, Shower Room and the stairs to the Attic Room.

KITCHEN/DINER 5.5m x 3m

Fitted with a range of base & wall mounted units, complementary work surfaces over, electric oven & hob with extractor hood over, sink & drainer, tiled splashbacks, space for freestanding fridge/freezer, plumbing for washing machine, space for tumble dryer, plinth lighting, breakfast bar, radiator, dual aspect windows to the front & rear elevations, fitted carpet in the Dining area and laminate flooring in the Kitchen area and door leading to the Attic.

LOUNGE 5.5m x 2.9m

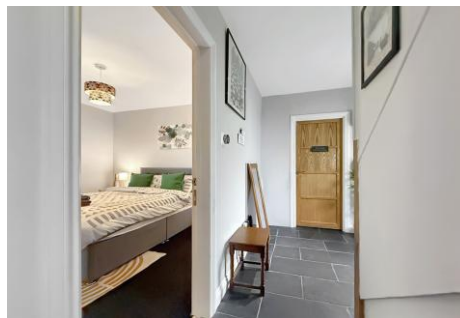
With window the front elevation, attractive multi fuel stove set on a black slate hearth, radiator, high vaulted ceiling with wooden beams, fitted carpet and external patio doors leading onto the raised decking area overlooking the Courtyard & with views of the surrounding countryside.

BEDROOM THREE 3.5m x 3.2m (max)

With window to the rear elevation, built-in wardrobe, built-in cupboard, radiator and fitted carpet.

SHOWER ROOM 2.4m x 1.6m

With white suite comprising a walk-in shower enclosure wash basin, WC, radiator, frosted window to the front elevation and laminate flooring.



ATTIC/BEDROOM 4 6.6m x 4.6m (max)

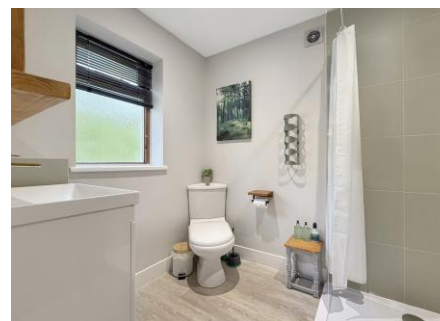
With door from the Kitchen and wooden paddle staircase leading to the Attic, triple Velux windows, one to the front and two to the rear elevation, large walk-in cupboard, radiator and oak flooring.

GARDEN

The well-maintained, low maintenance garden grounds surround the property and offer fine open mountain views. There is an enclosed Courtyard to the rear of the property, which is laid with block paving, a superb place for relaxing, wooden steps lead up to the raised decking area. The raised decking area can be accessed from either the Courtyard or from the Lounge and is the perfect place for taking in the views and for dining al fresco. There is a large storage area underneath the decking.

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, indoor ice climbing wall, mountaineering, fishing & water sports, mountain biking and golfing. The surrounding area is the Outdoor Capital of the UK and attracts visitors all year round.





Eakie House 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 D

EPC Rating: D64

Gross internal floor area (m²) 103

Local Authority: Highland Council

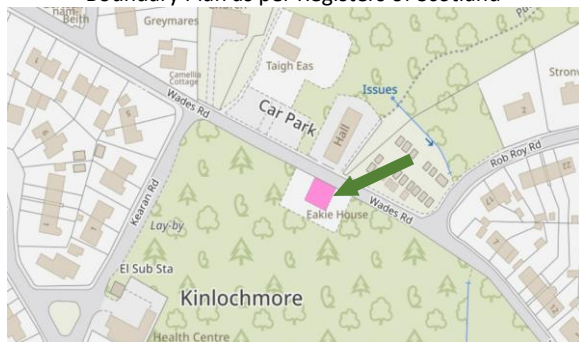
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

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.

Boundary Plan as per Registers of Scotland



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 left onto Wades Road. Continue ahead Eakie House 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.

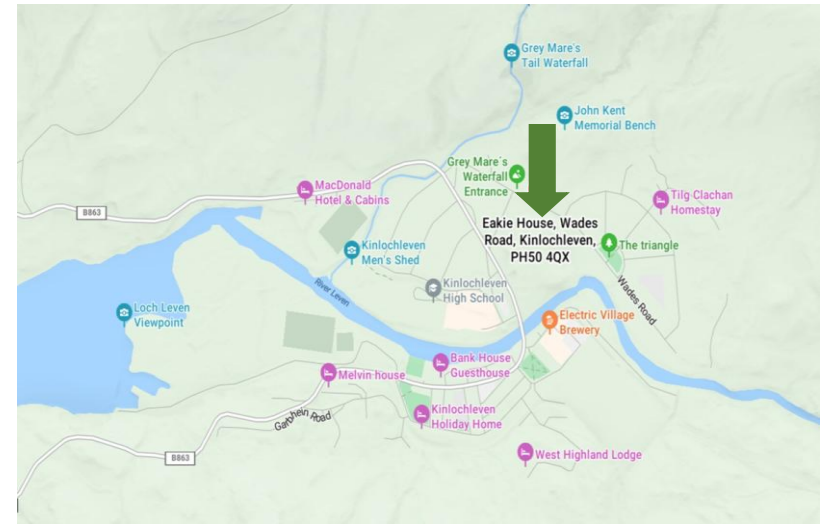
The selling Agents have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

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 views of Kinlochleven
looking down over Loch Leven

