



SONAS | GARBHEIN ROAD | KINLOCHLEVEN | PH50 4SE

GUIDE PRICE: £295,000

Enjoying an elevated position, with stunning views of the Mamore mountain range, the sale of Sonas forms an impressive, semi-detached villa, set in generous garden grounds with private parking. Ideally located on the desirable Garbhein Road in the residential village of Kinlochleven, the property offers deceptively spacious accommodation, conveniently arranged over two floors, and benefits from double glazing and oil fired central heating. Comprising a welcoming entrance hallway, formal lounge with multi-fuel stove, separate dining/sitting room, a utility room, kitchen/diner, cloakroom and useful storage rooms all on the ground floor, whilst the accommodation is completed by five bedrooms and a family bathroom on the upper floor. Providing flexible space, three of the bedrooms are currently used as a study, dressing room and upper sitting room, making this an ideal family home, however would also make an idyllic holiday retreat, or investment opportunity in a buoyant rental market. *The furniture & white goods are available at separate negotiation.*

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.

- Impressive Semi-Detached Villa
- Elevated Position with Mountain Views
- Desirable Village Location
- Formal Lounge with Multi-Fuel Stove
- Dining/Sitting Room
- Kitchen/Diner & Utility Room
- 5 Bedrooms
- Bathroom & Separate Cloakroom
- Double Glazing & Oil Fired Central Heating
- Garden Grounds of around 0.2 Acres & Private Driveway
- EPC Rating: E 53
- **VACANT POSSESSION SEPTEMBER 2026**

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Accommodation

Entrance Vestibule 1.4m x 1.2m

With glazed UPVC front door. Tiled laminate flooring. Open archway to entrance hallway.

Entrance Hallway 4.4m x 2.1m

With stairs to upper level. Built-in cupboard (1.5m x 0.8m, with light, window to front and tiled laminate flooring). Wooden cornicing. Tiled laminate flooring. Doors to dining/sitting room, formal lounge and utility.

Dining/Sitting Room 4.7m x 3.8m

With double window to front views and one to side. Open fire with tiled hearth and wooden overmantle. Electric stove. Ceiling beams. Laminate flooring.

Formal Lounge 5.1m x 4.0m

Very slightly L-shaped, with triple windows to front views. Multi-fuel stove set on slate hearth. Laminate flooring.

Utility 2.9m x 2.5m

With window to rear. Granite effect work surfaces. Double Belfast sink set on fitted white coloured country-style kitchen unit. Tiled splashback. Plumbing for washing machine and space for tumble dryer. Tiled splashback. Ceiling beams. Tiled laminate flooring. Door to kitchen/diner and open arch

to rear hallway.

Kitchen/Diner 3.8m x 3.6m

With double window to rear. Fitted with white coloured country-style kitchen units, offset with granite effect work surfaces. Integral Hygena double oven. Whirlpool electric hob with extractor hood over. Integral fridge. Built-in cupboard. Stainless steel sink unit. Tiled splashback. Ceiling beams. Tiled laminate flooring.

Rear Vestibule 2.4m x 1.8m

L-shaped, with half frosted glazed UPVC door to rear. Doors to two walk-in cupboards and cloakroom.

Cupboard One 2.1m x 1.0m

With window to side. Fitted shelving. Light and power.

Cupboard Two 2.5m x 1.1m

With fitted shelving. Light and power. Tiled laminate flooring.

Cloakroom 1.3m x 0.7m

With frosted window to rear. Fitted with white WC. Tiled laminate flooring.

Upper Level

Landing 6.1m x 2.2m

L-shaped, with window to side. Cornicing.

Doors to bedrooms and bathroom.

Bedroom (currently used as a Study) 3.0m x 2.4m

With window to rear. Cornicing. Laminate flooring.

Bedroom 3.8m x 3.5m

With double window to front views. Cornicing. Laminate flooring.

Bedroom (currently used as a Dressing Room) 3.5m x 2.1m

With window to front views.

Bedroom 4.6m x 4.0m

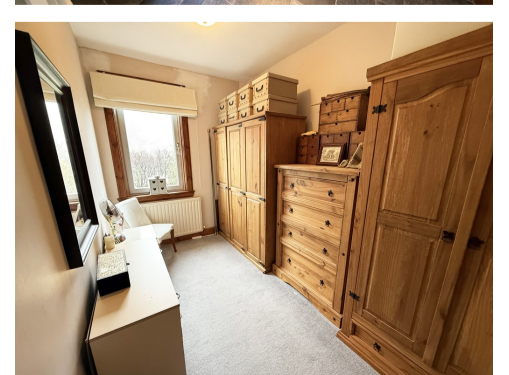
Very slightly L-shaped, with double window to front views. Feature electric fire set in fireplace. Built-in cupboard with double doors. Laminate flooring.

Bedroom (currently used as Upper Sitting Room) 3.9m x 3.8m

With double window to rear. Laminate flooring.

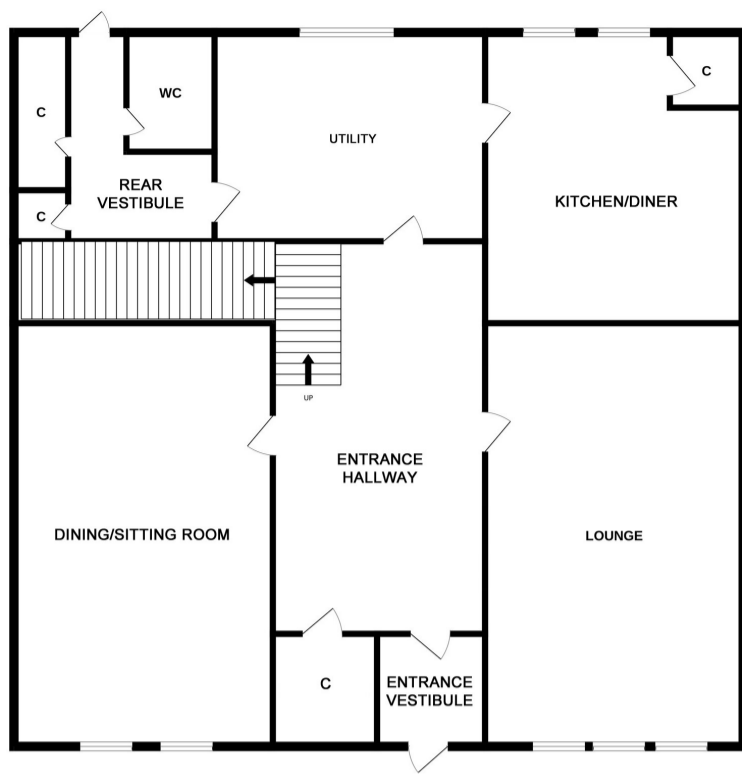
Bathroom 2.9m x 2.4m

Slightly L-shaped, with frosted window to rear. Fitted with white suite of WC, wash hand basin, bath, and tiled shower cubicle with Creda shower.

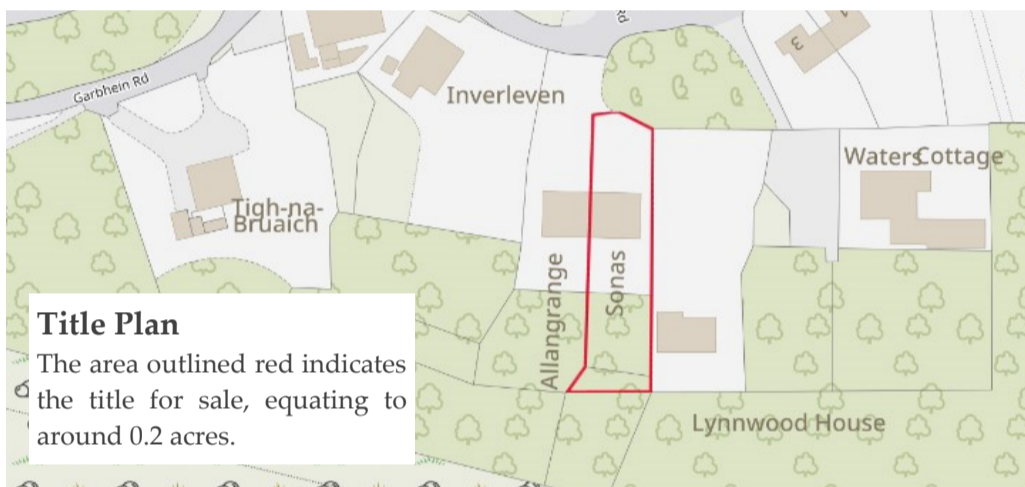
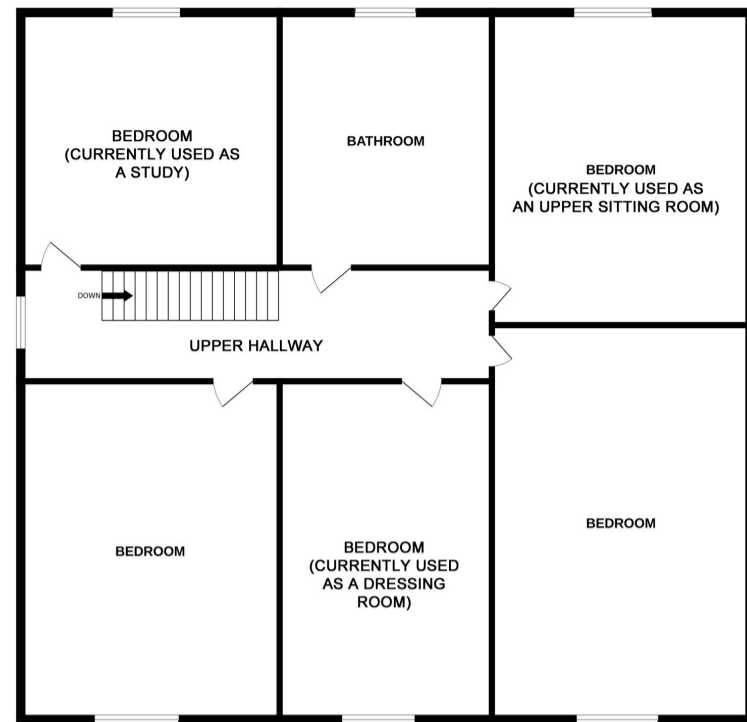


Floor Plan

GROUND FLOOR



1ST FLOOR



Title Plan

The area outlined red indicates the title for sale, equating to around 0.2 acres.

Travel Directions

From Fort William, proceed south on the A82 road towards Glencoe village. At the village turn left on to the B863 road to Kinlochleven. Follow this road for approx. 6 miles, turning right onto Garbhein Crescent immediately after the Welcome to Kinlochleven sign. Take the first on the right and the property is directly ahead on the left hand side.



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