



## 12 Lovat Road

Kinlochleven, PH50 4RQ

Guide Price £165,000

**Fiuran**  
PROPERTY

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12 Lovat Road is a lovely 3 Bedroom semi-detached House in the popular picturesque village of Kinlochleven, offering spacious accommodation in a traditional layout. With enclosed garden & driveway, it would make an ideal purchase for first time buyers or a wonderful family home.

Special attention is drawn to the following:-

## Key Features

- Desirable semi-detached 3 bedroom House
- Surrounded by mountains & countryside views
- Within walking distance of village amenities
- Hallway, Lounge, Kitchen/Diner, Bathroom
- Upper Landing, 3 Bedrooms & Shower Room
- Large Loft with retractable ladder
- Double glazed windows
- Oil fired central heating
- Newly fitted roof July 2024
- Spacious garden to front, side & rear
- Gravelled driveway with parking
- Wonderful family home
- Fantastic lifestyle opportunity
- No onward chain
- Council Tax Banding - B



12 Lovat Road is a lovely 3 Bedroom semi-detached House in the popular picturesque village of Kinlochleven, offering spacious accommodation in a traditional layout. With enclosed garden & driveway, it would make an ideal purchase for first time buyers or a wonderful family home.

The ground floor accommodation comprises of the Hallway, bright Lounge, Kitchen/Diner and family Bathroom.

The First Floor offers the Upper Landing, double 3 Bedrooms and Shower Room. There is also a large Loft which is accessed by a retractable ladder via a hatch.

In addition to its scenic position nestled amongst breathtaking mountain and countryside views, this property is fully double glazed and benefits from oil fired central heating.

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

### **APPROACH**

Via the gravelled driveway at the front of the property and entrance into the Hallway or at the rear into the Kitchen.

### **HALLWAY** 4.9m x 2m (max)

With external UPVC front door, carpeted stairs rising to the first floor, under stair storage cupboard, further storage cupboard, small cupboard housing the electrical fuse box, radiator, fitted carpet and doors leading to the Lounge and Bathroom.

### **LOUNGE** 4.7m x 3.8m

With windows to the front elevation (curtains at this window will be removed prior to sale), tiled fire place with electric fire, radiator, fitted carpet and door leading to the Kitchen/Diner.

### **KITCHEN/DINER** 4.7m x 2.8m

Fitted with a range of oak base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, plumbing for dishwasher, washing machine, space for fridge/freezer, space for dining furniture, extractor fan, window to the rear elevation, laminate flooring and external UPVC door leading out to the rear garden.



**BATHROOM** 2m x 1.7m

Fitted with a white suite comprising bath, wash basin & WC, wall mounted mirror, wall mounted towel rail, radiator, window to the side elevation and laminate flooring.

**UPPER LANDING** 2m x 1.9m (max)

With window to the side elevation, fitted carpet, hatch access to the Loft, and doors leading to all 3 Bedrooms and the Shower Room.

**BEDROOM ONE** 3.9m x 2.8m

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

**BEDROOM TWO** 3.8m x 3.5m (max)

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

**BEDROOM THREE** 4.7m x 2.8m (max)

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

**SHOWER ROOM** 2.3m x 0.8m

With sliding door, fitted with a white suite comprising shower cubicle with electric shower, wash basin & WC, extractor fan, and vinyl flooring.



## GARDEN

With sizeable mature garden to the front, side and rear offering lovely mountain views. The front garden is laid with gravel with paving slab paths & offset with mature shrubs & bushes. The side garden is laid also laid with gravel and provides off street parking. The rear garden is on 2 levels. The upper level is laid with paving slabs & concrete and houses a timber shed, there are steps leading down to the lower level. The lower level is laid with gravel and is enclosed with a mixture of timber and wire fencing. This is the perfect suntrap garden for sitting enjoying the views and for dining alfresco.

## 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, post office, 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.



# 12 Lovat 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.  
Oil tank.

**Council Tax:** Band B

**EPC Rating:** D63

**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

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. Take the first turning on the left onto Wades Road. Continue past the Church and turn next left onto Ron Roy Road. Continue ahead and road merges into Lovat Road. Number 12 is the sixth house on the right-hand side and can be identified by the for sale.

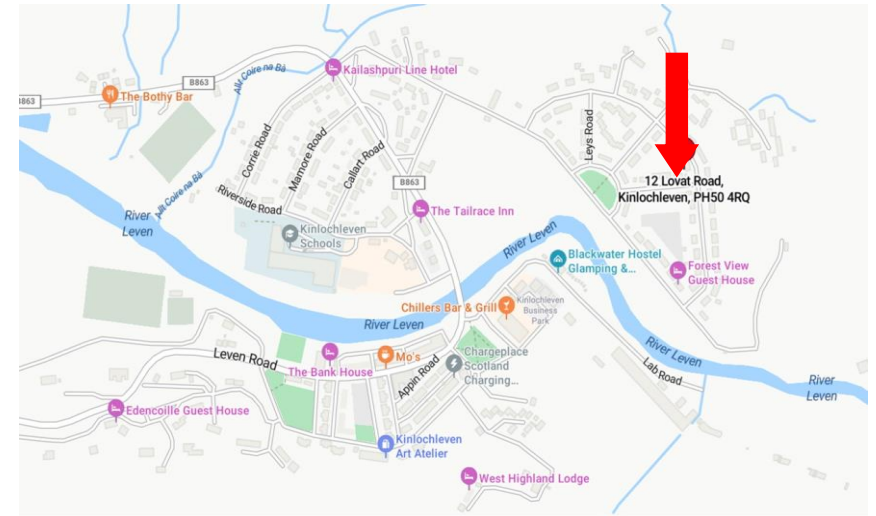
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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

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**T:** 07471 783 721

**E:** [kelie@fiuran.co.uk](mailto:kelie@fiuran.co.uk)

**Dail-Uaine, Invercoe,  
Glencoe, PH49 4HP**







**Elevated view of Kinlochleven  
and Loch Leven**

