



18 Riverside Road

Kinlochleven, PH50 4QH

Guide Price £

Fiuran
PROPERTY

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18 Riverside Road is beautifully presented 3 Bedroom semi-detached House in the popular village of Kinlochleven, with garden to the front, side & rear taking full advantage of the wonderful mountain views. Benefitting from a private tarmac driveway and garage, it would make a perfect family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Lovely 3 Bedroom semi-detached House
- Superb unrestricted mountain views
- Within walking distance of village amenities
- Entrance Hallway, Lounge, Dining Room
- Kitchen, Upper Landing, Shower Room
- 3 Bedrooms (2 with built-in wardrobes)
- Large Loft with retractable ladder & lighting
- Double glazed windows & doors
- LPG central heating
- Well maintained garden
- Tarmac driveway with substantial garage
- Stone built shed with solar power
- Council Tax Banding - B
- Perfect family home



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The ground floor accommodation comprises of the entrance Hallway, Lounge, Dining Room and Kitchen.

The First Floor offers the Upper Landing, 3 Bedrooms (2 with built-in wardrobes), and the modern Shower Room. There is also a Loft space which is accessed via a hatch on the Upper Landing.

In addition to its convenient location, this spacious 3 Bedroomed House is double glazed, and has LPG central heating. The sizable garden to the front, side & rear benefits from a sunny aspect with lovely mountain views of the surrounding countryside. There is a detached garage & a shed within the garden. The tarmac driveway provides off street parking.

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

APPROACH

Via the enclosed front garden front and entrance at the front door into the entrance Hallway.

ENTRANCE HALLWAY

With carpeted stairs rising to the first floor, radiator, tiled flooring, door leading to the Lounge and semi-open plan to the Dining Room.

LOUNGE 5.8m x 3.4m (max)

With window to the front elevation with mountain views, multi fuel stove, radiator, fitted carpet and external patio doors leading out to the rear garden.

DINING ROOM 3.7m x 3m

With window to the front elevation with mountain views, under floor heating, tiled flooring and door leading to the Kitchen.

KITCHEN 3.9m x 2m (max)

Fitted with modern light grey gloss base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & microwave, electric hob with extractor chimney hood over, tiled splashbacks, plumbing for washing machine, space for undercounter fridge, plinth lighting, large storage cupboard, radiator, underfloor heating, window to the rear elevation, tiled flooring and external door leading to the rear garden.

UPPER LANDING

With window to the rear elevation with views over the rear garden and stunning mountains beyond, access hatch to the Loft, fitted carpet and doors leading to all 3 Bedrooms and the Shower Room.

BEDROOM ONE 4.1m x 3.5m (max)

L shaped with window to the front elevation, built-in wardrobe with sliding doors, storage cupboard, radiator and fitted carpet.

BEDROOM TWO 3.5m x 3.2m

With window to the front elevation, built-in wardrobe with sliding doors, storage cupboard, radiator and fitted carpet.



BEDROOM THREE 2.5m x 2.3m

With window to the rear elevation, radiator and fitted carpet.

SHOWER ROOM 2.1m x 2m

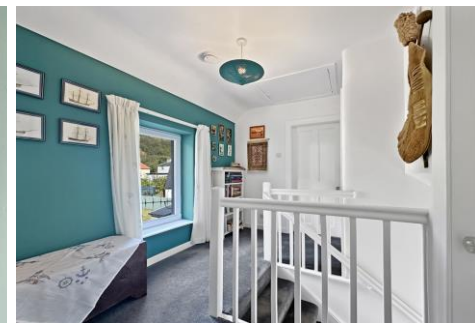
Fitted with a modern white suite comprising large walk-in shower enclosure wash basin set in a vanity unit & WC heated towel rail, underfloor heating, tiled flooring and frosted window to the rear elevation.

EXTERIOR

The front & side gardens are laid partly with gravel offset with tubs planted with seasonal plants, and partly with tarmac and houses the substantial concrete panel garage (which has power & lighting). The rear garden is laid with a mixture of grass, gravel and concrete with attractive rockery area planted with a variety of trees, shrubs, bushes & seasonal planting. The rear garden also houses a stone built shed and the gas tank.

LOCATION

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 scenery of mountains and lochs in Scotland, and offers a range of facilities including a Library, nursery, primary and secondary school, well attended community centre, hair dressers, doctor's surgery and supermarket. There are also restaurants, bars, tea-rooms, and a regular bus service into Fort William and surrounding area.



18 Riverside 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.
Gas Tank.

Council Tax: Band B **EPC Rating:** D55

Local Authority: Highland Council

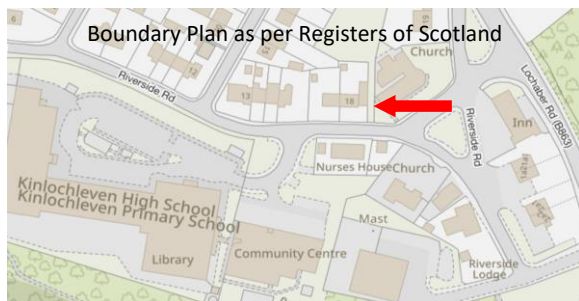
Land: It is recommended that prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land included in the sale.

Home Report: A copy is available through the selling Agent, and is also available via agents Website, Rightmove, Zoopla & OnTheMarket.

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.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



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, 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.

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, take the third road on the right onto Callart Road. At the T junction turn right onto Riverside Road. Number 18 is the first house on the right-hand side.

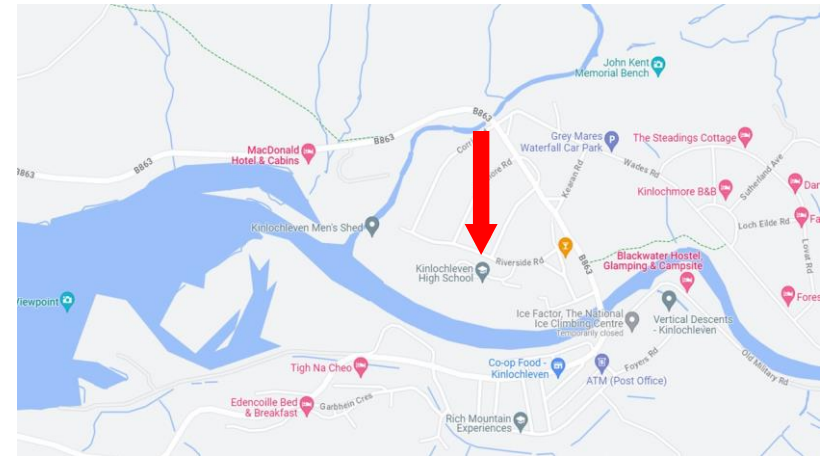
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.



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Elevated view of Kinlochleven
looking down over Loch Leven

