



## 3 Park Road

Ballachulish, PH49 4JS

Guide Price £185,000

**Fiuran**  
PROPERTY

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3 Park Road is a spacious semi-detached House with 3 Bedrooms located in the much sought-after village of Ballachulish. With garden to the front, side & rear and with lovely fine open mountain views, it would make a superb purchase for first time buyers, wonderful family home, or an ideal buy-to-let investment.

Special attention is drawn to the following:-

### Key Features

- Very desirable 3 Bedroom semi-detached House
- Wonderful fine open mountain views
- Within walking distance of local amenities
- Porch, Hallway, Lounge, Dining Room, Kitchen
- Bathroom, ground floor Bedroom, Upper Landing
- 2 upper level Bedrooms (1 with En Suite facilities)
- Excellent storage throughout
- Double glazed windows & electric heating
- Private enclosed garden to front, side & rear
- Detached garage with up & over door
- Driveway with ample off street parking
- Wonderful family home
- No onward chain



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The Ground Floor accommodation comprises Entrance Porch, Hallway with stairs rising to the first floor, Lounge, Dining Room, Kitchen, Bedroom and family Bathroom.

The First Floor accommodation offers the Upper Landing with storage area, 2 double Bedrooms (1 with En Suite Shower Room).

There is also a Loft which is accessed via a hatch in the Upper Landing. Further eave storage is located to the rear of Bedroom 2.

In addition to its convenient location, this property is fully double glazed & benefits from electric heating. Externally, there is a private enclosed garden to the front, side & rear. The private driveway provides ample off street parking.

Ballachulish village offers a range of facilities including nursery & primary schools, children's play park, a well-used community village hall, supermarket, post office, restaurant/bar, cafe, fish & chip shop, patisserie, hotel, doctors and church. The secondary school is located in the nearby village of Kinlochleven, which is accessed by a school bus. There is also a bus service which operates daily to and from Fort William, Oban, Inverness, Glasgow and surrounding areas.

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

**APPROACH**

Via the front garden and entry at the front into the Porch or through the side into the Kitchen.

**PORCH** 1.1m x 0.9m

With external door to the front elevation, fitted carpet and door leading to the Hallway.

**HALLWAY** 5m x 2.2m (max)

With carpeted stairs rising to the first floor, storage cupboard, storage heater, fitted carpet and doors leading to the Lounge, Kitchen, Bedroom 1 and the family Bathroom.

**LOUNGE** 4.9m x 3.8m (max)

With large windows to the front elevation taking full advantage of the beautiful mountain views, feature electric fire with traditional fire place behind, storage heater, fitted carpet and semi-open plan to the Dining Room.

**DINING ROOM** 2.7m x 1.8m

With window to the rear elevation, radiator, vinyl flooring and open plan to the Kitchen.

**KITCHEN** 3.5m x 2.2m

Fitted with a range of base & wall mounted units, complementary work surfaces over, stainless sink & drainer, electric cooker with extractor hood over, under counter fridge & freezer, washing machine, vinyl flooring, window to the rear elevation and external door to the side elevation leading to the rear garden.



**BEDROOM ONE** 3m x 2.8m

With window to the rear elevation, storage heater and fitted carpet.

**BATHROOM** 2.2m x 2m

Fitted with a white suite comprising bath with electric shower over, WC & wash basin, heated towel rail, frosted window to the rear elevation, Respatex style walls and vinyl flooring.

**UPPER LANDING** 4.5m x 1.9m (max)

With dual aspect windows to the front & side elevations, Storage cupboard, storage heater, fitted carpet and doors leading to both upper level Bedrooms.

**BEDROOM TWO** 3.9m x 3.6m

With window to the front elevation with unrestricted mountain views, panel heater, built-in cupboard with inner door leading to the large eave storage area which houses the hot water tank, fitted carpet and door leading to the En Suite Shower Room.

**EN SUITE SHOWER ROOM** 2.6m x 1.3m

Fitted with a white suite comprising shower cubicle with electric shower, WC & wash basin, storage cupboard and vinyl flooring.

**BEDROOM THREE** 4m x 2.8m

With window to the side elevation, storage cupboard, panel heater and fitted carpet.

**EXTERIOR**

Private garden surrounds the property to the front, side and rear. The garden is laid with gravel and provides ample off street parking. The side garden houses the detached Garage. The Garage has an up & over door to the front elevation and a further single door to the side. There is a further external store to the side elevation of the property.



# 3 Park Road, Ballachulish



*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 C

**EPC Rating:** E47

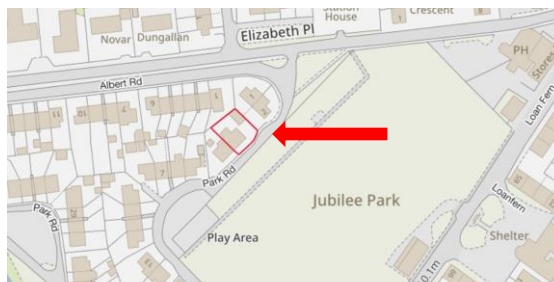
**Local Authority:** Highland Council

**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.



## LOCATION

Ballachulish is a village steeped in history, sitting by the shores of Loch Leven. It is surrounded by some of the most dramatic and beautiful scenery of mountains and lochs in Scotland. The village once had a thriving slate quarry and used to be known as the 'slate capital' of Scotland (the disused quarry can still be visited in the village). The area offers a large range of sports and outdoor activities, including winter sports, hill walking, climbing, mountaineering, fishing and water sports, mountain biking and golfing. The area is the Outdoor Capital of the UK and attracts visitors all year round.

## DIRECTIONS

From Fort William, travel south on the A82 for approx. 13 miles and turn right into the village of Ballachulish. Bearing left on Albert Road. Turn second right onto Park Road. Number 3 is on the right-hand side and can be identified by the For Sale sign.

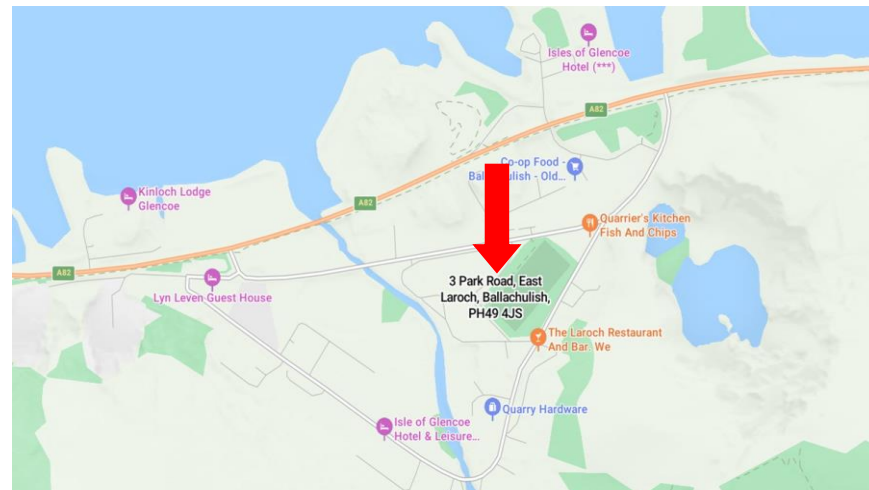
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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.

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

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