



5 Riverside Road

Kinlochleven, PH50 4QH

Guide Price £190,000

Fiuran
PROPERTY

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5 Riverside Road is a spacious semi-detached House with 3 Bedrooms. Located in the popular, picturesque village of Kinlochleven, with sizable garden to the front, side & rear taking full advantage of the wonderful mountain views, it would make a wonderful family home or an ideal buy-to-let investment.

Special attention is drawn to the following:-

Key Features

- Desirable 3 Bedroom semi-detached House
- Superb unrestricted mountain views
- Within walking distance of village amenities
- Entrance Hallway, Lounge, Dining Room
- Kitchen, Vestibule, Upper Landing
- 3 Bedrooms, Bathroom and Loft
- Recently renovated & new roof Nov 2024
- Double glazed UPVC windows & doors
- Oil fired central heating
- Sizeable enclosed garden
- Council Tax Banding - B
- Wonderful family home
- No onward chain
- Vacant possession



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

The First Floor offers the Upper Landing, 3 Bedrooms and Bathroom. There is also a Loft space which is accessed via a hatch in the Upper Landing.

In addition to its convenient location, this spacious 3 Bedroomed House has recently been upgraded, is double glazed, has oil fired central heating and has a new roof completed November 2024. The sizable garden to the front, side & rear benefits from a sunny aspect with lovely mountain views of the surrounding countryside.

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

APPROACH

Via the front garden with easy access ramp and entrance at the front into the entrance Hallway or at the rear into the Vestibule.

ENTRANCE HALLWAY 2.4m x 1.1m

With carpeted stairs rising to the first floor, radiator, laminate flooring and doors leading to the Lounge and the Dining Room.

LOUNGE 5.9m x 3.5m (max)

With dual aspect windows to the front & rear elevations with mountain views, 2 radiators, laminate flooring and door leading to the Vestibule.

DINING ROOM 3.5m x 3.1m

With window to the front elevation with mountain views, laminate flooring and semi-open plan to the Kitchen.

KITCHEN 3.1m x 2m

Fitted with modern light sage coloured base & wall mounted units, complementary work surfaces over, stainless steel sink & drainer, electric oven & hob with extractor hood over, washing machine, fridge/freezer, radiator, window to the rear elevation, laminate and semi open-plan to the Vestibule.

VESTIBULE 1.1m x 1m

With external door to the rear garden, large understairs storage cupboard and laminate flooring.

UPPER LANDING 3m x 2m

With window to the rear elevation with views over the rear garden and stunning mountains beyond, access hatch to the Loft, laminate flooring and doors leading to all 3 Bedrooms and the Bathroom.

BEDROOM ONE 4.2m x 3.7m (max)

L shaped with window to the front elevation, built-in cupboard, radiator and laminate flooring.

BEDROOM TWO 3.6m x 3.3m

With window to the front elevation, built-in cupboard, radiator and laminate flooring.



BEDROOM THREE 2.4m x 2.4m

With window to the rear elevation, radiator and laminate flooring.

BATHROOM 2.1m x 2m

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

EXTERIOR

With garden to the front, side & rear. Laid mainly with grass and bounded by timber fences. There is an easy accessible concrete ramp with hand rails leading from the front garden to the front door. The rear garden houses the oil tank. There is free on street parking to the front of the property.

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, 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 (being 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.



5 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.
Oil tank.

Council Tax: Band B **EPC Rating:** E52

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 5 is the fifth house from the end of the cul-de-sac on the right-hand side.

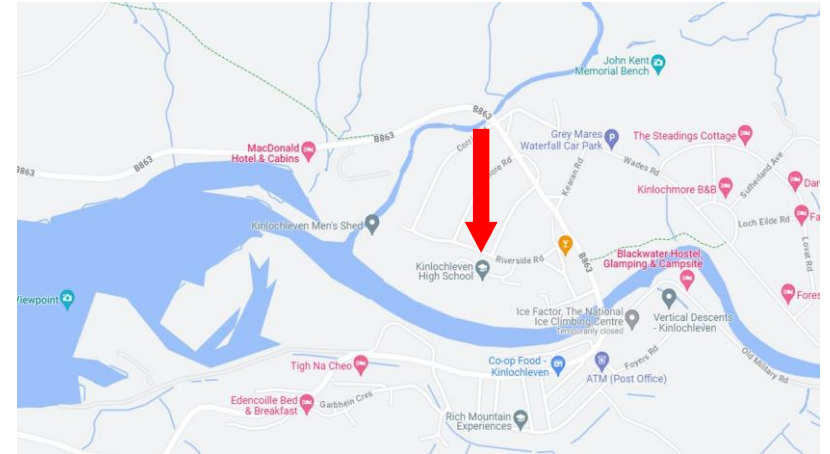
Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

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

