

3 WADES ROAD, KINLOCHLEVEN



 2  2  0  1  E-48 **PRICE GUIDE £135,000**

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KEY FEATURES :

- ◆ Great location on the Southside of the village
- ◆ Enjoying an open aspect with lovely hillside views
- ◆ Within walking distance of local amenities
- ◆ Spacious Lounge / Dining Room / Fitted Kitchen
- ◆ 2 bedrooms and Shower Room
- ◆ Neatly kept and low maintenance gardens to front and rear
- ◆ Double Glazing / Garage and additional off street parking
- ◆ Energy Performance Rating E- 48

LOCATION:

Kinlochleven is the penultimate stop on the West Highland Way and an important tourism destination in the Scottish Highlands. The village lies at the head of Loch Leven approximately 22 miles South of Fort William and offers a range of facilities including a Library, a well-supported and active community centre, primary and secondary schools, post office, doctor's surgery and a well-stocked Co-Op shop. There are also restaurants, pubs, a hotel and tea room.

The village is surrounded by beautiful West Highland scenery and steep mountains to include a number of Munros in the Mamores above Kinlochleven. There is a significant network of mountain biking and hiking trails and the Ice Factor National Ice Climbing Centre is one of the top visitor attractions in the highlands.

There is a regular bus service into Fort William which is the main district town of Lochaber and is known as the "Outdoor Capital of the UK". It is popular with those who enjoy stunning scenery, wildlife, walking and outdoor pursuits. There are a variety of shops, a library and railway station with links to Mallaig, Glasgow and Edinburgh, an overnight sleeper to London as well as a bus station.

DIRECTIONS: 3 WADES ROAD, KINLOCHLEVEN, PH50 4QT

Travel south on the A82 Fort William to Glasgow road passing through the village of Onich. Upon reaching North Ballachulish, prior to crossing the Ballachulish Bridge, take a left and travel approximately 11 miles to the village of Kinlochleven. Upon reaching the village take the first left in Wades Road, No 3 is the 2nd pair of semi detached houses on your right.



DESCRIPTION:

This spacious semi detached property is situated in the popular Southside of Kinlochleven village, within easy walking distance of the high school and local amenities. Built around 1928 the property spans approximately 105 sq m and benefits from generous living accommodation, a fitted kitchen, dual aspect lounge and good storage. Additionally there is double glazing and a partial electric heating system. Currently there are 2 bedrooms on the first floor and a dining room on the ground floor which could, with minor adjustments form a 3rd bedroom if desired. The property could be further enhanced with some upgrades to the décor and flooring. here is attractive, low maintenance garden grounds which provide good hillside views to the front and rear of the property. There is a detached wooden garage and additional off street parking.

The property forms a great opportunity for a first time buyer, buy to let as well as a good family home.

Accommodation Comprises: Lounge, Fitted Kitchen, Dining Room, Two Double Bedrooms and Shower Room.

ENTRANCE HALL: 3.06m x 1.07m (8'06" x 2'45")

LOUNGE: 5.08m x 3.62m (16'08" x 11'10")

Dual windows and back to board flooring.

KITCHEN: 4.27 m x 2.72m (14' x 8'11") (longest x widest)

Rear facing, fitted kitchen with a variety of wall, drawer and base units as well as a walk in under stairs store cupboard.

There is access directly into the lounge as well as access to the rear garden.

DINING /3rd BEDROOM 1: 4.10m x 2.95m (13'05"x 9'08") (at widest)

Spacious front facing room with carpet flooring and hillside views. Built in cupboard with shelving. Access to kitchen via a sliding door.

BEDROOM 2: 5.30m x 3.03m (17'04"x 9'11")

Spacious, rear facing room, back to board flooring, built-in storage cupboard with shelving.

BEDROOM 3: 3.63m x 3.09m (11'11"x 10'01") (at widest)

Front facing, carpet flooring, large walk-in cupboard and hillside views.

SHOWER ROOM: 1.87m x 1.85m (6'01 x 6')

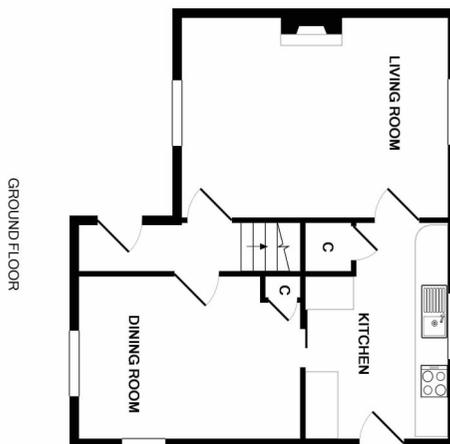
Large walk-in shower cubicle, W.C, wash hand basin, fully tiled and vinyl flooring.



EXTERNALLY

The front and rear gardens are relatively low maintenance with the front and sides being bounded by hedge and there is gated access to either end to the front. One of the gates provides off street parking and access to a detached, wooden garage, whilst the other provides access to the entrance path. The front garden is predominantly laid with shingle.

To the rear is a detached, wooden garage, a greenhouse and the area is predominantly laid with grass. There are a variety of small shrubs and flowers through-out the garden grounds.



FLOOR PLAN

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