

3, LOCHABER CRESCENT, KINLOCHLEVEN

A spacious three bedroomed mid terraced house in village location surrounded by beautiful West Highland scenery and steep mountains.



- ❖ Village location with hillside views
- ❖ Lounge
- ❖ Dining Room
- ❖ Kitchen
- ❖ Three spacious bedrooms
- ❖ Bathroom
- ❖ Double Glazing / Electric Heating
- ❖ Energy Performance Rating E-47

PRICE GUIDE £105,000



A spacious three bedroomed mid terraced house enjoying a prime spot within the village of Kinlochleven. Properties in this Crescent have traditionally proven popular on the market as this is an attractive Crescent and some of the properties still have some of their original features. No 3 would benefit from modernization but benefits from double glazing and a shared access alley leading to the rear garden ground. Accommodation comprises: Inner hallway, lounge, dining room, kitchen, bathroom and three bedrooms. There is understairs storage and a good size hallway with useable space. The property would benefit from modernization which has been reflected in the valuation and marketing price. The property is vacant and therefore early entry is available.

Kinlochleven is the penultimate stop on the West Highland Way 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, one of the top visitor attractions in the 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, bars, a tea room and there is a regular bus service into nearby Fort William

Fort William 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, museum, tourist information centre and railway station with links to Mallaig, Glasgow and Edinburgh as well as a bus station.

LOCATION: 3 Lochaber Crescent, Kinlochleven, PH50 4QS

Travel south on the A82 Fort William to Glasgow road for approximately 11 miles, upon reaching North Ballachulish, prior to crossing the Ballachulish Bridge, take a left and travel approximately 11 miles to the village of Kinlochleven. Lochaber Crescent is located behind the green on the left hand side just as you enter the village. No 3 is towards the end of the Crescent as you approach.

LOUNGE:**4.40m x 3.93m (14'05" x 12'11")** (widest points)

Front facing with large window providing plenty of natural daylight and lovely hillside views. Carpet flooring and storage heater.

DINING ROOM**3.93m x 2.55m (12'10" x 8'04")** (at longest x widest points)

Accessed from the lounge via sliding door. Wood laminate flooring.

KITCHEN**2.99m x 1.87m (9'10" x 6'01")** (at longest x widest points)

Accessed from the dining room via concertina style door. With a small variety of wall, drawer and base units, pine panel ceiling and wood laminate flooring. Access to rear garden.

**UPPER FLOOR**

Split level landing, storage heater, carpet flooring and access to loft space.

BEDROOM 1**4.03m x 3.75m (13'02" x 12'03")** (at widest point)

Spacious, front facing dual aspect room enjoying hillside views. Built in cupboard with shelving. Carpet flooring.

BEDROOM 2**3.23m x 2.73m (10'07" x 8'11")**

Front facing room enjoying hillside views. Carpet flooring.

BEDROOM 3**3.94m x 3.19m (12'11" x 10'05")** (at longest x widest points)

Rear facing enjoying hillside views. Built in cupboard with shelving. Carpet flooring.

BATHROOM**1.86m x 1.83m (6'01" x 6')**

Suite comprises: Bath with shower and side screen with part tiled walls. Wash hand basin, W.C and wall heater.



EXTERNALLY

The front garden has wood panel fence with gated access. Laid to grass with a variety of shrubs and a small decorative stone boarder. A concrete path leads to the front door and off to a gate where there is shared access to the rear garden.

The rear garden is neat, tidy and predominately patio slabs with fenced and gated boundary. A variety of small shrubs, garden shed and outside tap. There are hillside views at the rear.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser.

A HOME REPORT IS AVAILABLE

VIEWING – by contacting the Selling Agents

ENTRY – by arrangement with the sellers.

ENQUIRIES AND OFFERS TO THE SELLING AGENTS:-

McIntyre and Company
Solicitors and Estate Agents
38 High Street
Fort William
PH33 6AT
Tel: 01397 703231
Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com



www.facebook.com/mcintyreandcompanyfortwilliam

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not to be founded upon.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.