



6 CALLART ROAD, KINLOCHLEVEN
PRICE GUIDE £120,000

mcintyre & co
Solicitors & Estate Agents

KEY FEATURES:

Renovated and refurbished to a high standard

Village location enjoying hillside views

Spacious and modern fitted kitchen-diner

2 double bedrooms

Modern family bathroom

Wi-Fi controlled heating system / LPG gas / Double glazing

Substantial off-street parking and garden ground

Energy Performance Rating E - 50

LOCATION/AMENITIES:

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 Mamore's 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 of Scotland.

The village lies at the head of Loch Leven approximately 6 miles from Glencoe and 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, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has developed an enviable reputation for providing all manner of outdoor pursuits including skiing, hill walking, mountain biking and sailing. There is a variety of supermarkets, shops, a library, museum, tourist information centre and railway station with links to Mallaig, Inverness, Glasgow, and Edinburgh as well as the overnight sleeper to London.

DIRECTIONS: 6 CALLART ROAD, KINLOCHLEVEN, PH50 4QR

From Fort William head south along the A82 for 12 miles, at North Ballachulish take a left onto the B863 Kinlochleven Road, follow the road for approx. 7 miles. On entering the village cross the bridge and take the third right into Callart Road. Number 6 is on the right-hand side.

DESCRIPTION:

A beautifully renovated and refurbished two bedroomed, semi-detached property which forms an ideal first-time buyer, buy to let or small family home.

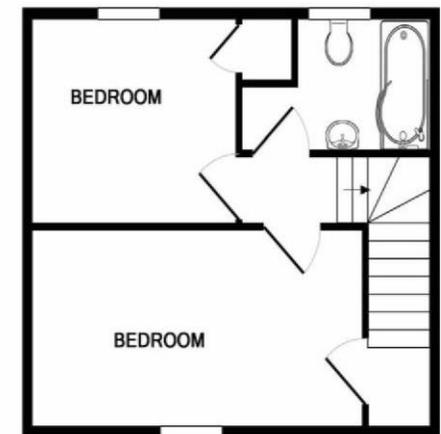
The property is neutrally decorated through-out creating a clean and contemporary home. Some key points of the renovation include, external rendering to walls, new chimney pots, new driveway, rewiring, gas central heating system which is currently Wi-Fi controlled, modern kitchen with under cabinet lighting, modern bathroom, insulated stud walls, quality hardwood flooring, carpets and internal doors. All that remains is to move in.

ACCOMADATION:

Entrance Hall, Lounge-Diner, Fitted Kitchen, Two Double Bedrooms and Bathroom



GROUND FLOOR



1ST FLOOR

LOUNGE: 4.89m x 3.15m (16'00" x 10'04")

(longest x widest points)

Front facing enjoying hillside views. Quality hardwood flooring. Understairs storage cupboard.



KITCHEN - DINER 19.07m x 2.35m (5'98" x 7'08")

Kitchen area - 3.41m x 2.35m (11'02" x 7'07")

Dining area - 2.55m x 2.35m (8'04" x 7'07")

Modern and fresh, fitted kitchen with a variety of high gloss wall, draw and base units with under cabinet lighting. Integrated oven, hob and extractor. Other appliances may be available under separate negotiation. The kitchen and dining areas are clearly defined by the flooring with a continuation of hardwood to the dining area and tile effect vinyl to the kitchen. Cupboard houses the combination boiler. Access to rear garden.



BATHROOM: 2.70m x 1.89m (8'10" x 6'02")

Modern and spacious with recess storage shelf, heated towel rail, tile effect vinyl flooring. Shaped bath with electric shower and side screen over with wet wall finish. W.C & Wash hand basin with wet wall finish above.

BEDROOM 1: 4.94m x 2.57m (16'02" x 8'05")

(longest x widest points)

Spacious, front facing double room enjoying hillside views. Quality fitted carpet, built in cupboard with hanging rails. Radiator.



BEDROOM 2: 3.02m x 2.96m (9'11" x 9'08")

Rear facing enjoying hillside views. Quality fitted carpet, recess area with hanging rail. Radiator.

EXTERNALLY

Walled boundary to the front with decorative stone chip parking area for in excess of 4 vehicles. A path leads around the property to the rear where there are further stone chips, a pathway providing access to a grassed area and a recently built large garden shed.

There is sufficient access to the side of the property leading to the rear to accommodate a garage if required (with the appropriate permissions) and still leave a substantial garden area to extend the property or to enjoy and take in the beautiful mountain views.



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A HOME REPORT IS AVAILABLE

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.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.



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