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3 RIVERSIDE ROAD, KINLOCHLEVEN



Semi-detached three bedroom dwellinghouse on large corner site

- Lounge
- Kitchen with Breakfasting/ Dining Area
- Three Bedrooms
- Bathroom
- Oil Fired Heating
- Double-Glazing



OFFERS OVER £142,000

38 High Street, Fort William, Inverness-shire PH33 6AT
Tel 01397-703231 Fax 01397-705070
E-mail property@solicitors-scotland.com
Website www.solicitors-scotland.com

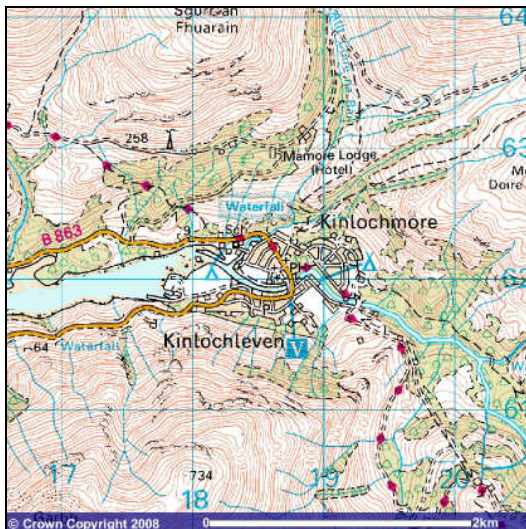
3 Riverside Road is a semi-detached two storey house. The property is on a large corner site. There is a garage and off-street parking. Oil fired central heating and double-glazing.

Attractively finished lounge, spacious kitchen/diner, three bedrooms and bathroom.

The village of Kinlochleven has a range of shops. There is a newly constructed children's nursery, primary school and secondary school. The Kinlochleven village is situated amongst spectacular West Highland scenery. There is a range of leisure activities, both in and outwith the village. These outdoors pursuits in the district include hill walking, mountaineering, skiing, fishing and mountain biking. The Ice Factor which provides indoor climbing including an ice climbing wall is a particular attraction in the village which over the past few years has been transformed from a industrial village focusing on the former aluminium factory to a village with diverse businesses, light industries and with emphasis on tourism, the village being situated adjacent to the renowned West Highland Way which leads from Milngavie to Fort William.

LOCATION – 3 Riverside Road, Kinlochleven, PH50 4QH

On leaving Fort William Town Centre travel south on the A82 through the village of Onich. After Onich, Kinlochleven is signposted to the left off the A82. Take that turning to the left following the lochside route beside scenic Loch Leven. On reaching the village of Kinlochleven, turn right into Corrie Road. At the end of Corrie Road, turn left. No 3 Riverside Road is the first house on the corner.



ACCOMMODATION

The external PVC door with opaque glass panel opens into the hallway. The large glass panelled door enhances the flow of natural light into the hallway. The wood laminate floor finish is continued throughout the downstairs rooms and on the stair case.

To the right off the hallway is the lounge.

LOUNGE 5.96m (19'7") x 3.52m (11'7")



From the hallway a door with wooden surround and inset glass panels opens to the lounge. The lounge has a window overlooking the front garden and a window to the back of the property. A focal point is the replica fireplace with coal and flame effect electric fire. There is elaborate cornicing and a central ceiling rose with eight candle light fitting. Wood laminate floor.



KITCHEN & BREAKFASTING/DINING AREA 7.84m (25'9") x 2.54m (8'4") (main area)

This is a spacious kitchen with window overlooking the front garden and window to the back of the property. The theme of wood laminate flooring is continued into the kitchen/dining area. There are built-in shelved

cupboards with matching pine doors. The wall and floor mounted kitchen units also have matching pine doors and a separate kitchen bar with matching TV shelf. There is wall tiling above the work surface and a sink with drainer and "gold" finished taps. AEG cooker hood with three-speed fan and light. There is space for a cooker and space and plumbing for a washing machine. There is also space for a fridge/freezer. There are five different spotlight fittings. Just off the main kitchen area is a built-in understairs storage cupboard with shelves and power supply. There is an external door which opens to the back of the house.



The stairs, with wood laminate finish and wooden handrail, lead to the landing. There is a window at the top of the landing which allows natural light to the staircase, landing and downstairs hall. To either side of the window are built-in cupboards with folding doors. Attic access. To the left off the landing is the bathroom.

BATHROOM 2.04m(6'8") x 1.99m(6'6")



Bathroom cont'd

W.C. and W.H.B. Above the bath is wall tiling and a folding shower screen. Fitted towel rail. Fitted cabinet with mirrored door. Further bathroom cabinet.

BEDROOM 1 2.92m(9'7") x 4.21m(13'10") (at widest point)

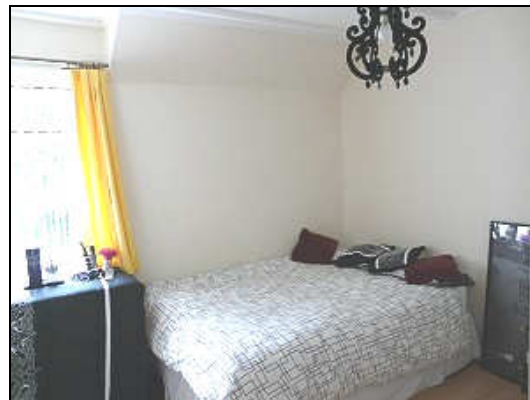


Front facing room with window overlooking the front garden. This bedroom has a built-in cupboard with sliding door, shelf and clothes rail. There is a further cupboard with four shelves. There is a wall mounted two spotlight fitting. Wood laminate flooring.

BEDROOM 2 2.4m(7'10") x 2.53m(8'4")

This bedroom is at the rear of the house. Wood laminate floor.

BEDROOM 3



This is a front facing bedroom with built-in bedroom furniture which is included in the sale. There are also two further built-in storage cupboards.

EXTERNALLY

The front garden has a variety of shrubs and plants. The path leads to the front door and round the side of the house to the paved area/patio. In the side garden there is a lawn and further section of garden suitable as a shrubbery or vegetable patch.



The back door of the house opens into a "lean-to" with clear roof and there is an additional door to the back garden. The lean-to section is connected to a shed with power points and plumbing. That shed in turn is connected to a larger storage shed with lights and power supply. The connecting corridor opens into the spacious garage with workshop/workbench. The garage has fitted shelves, lights and

power supply. At the front of the garage is the driveway.



EXTRAS – All carpets, floorcoverings, curtains and blinds are included in the sale price.

SERVICES – Mains water, electricity and drainage services.

VIEWING – By contacting the Selling Agents.

ENTRY - By arrangement with the Sellers.

PRICE GUIDE – Offers Over £142,000 are sought.

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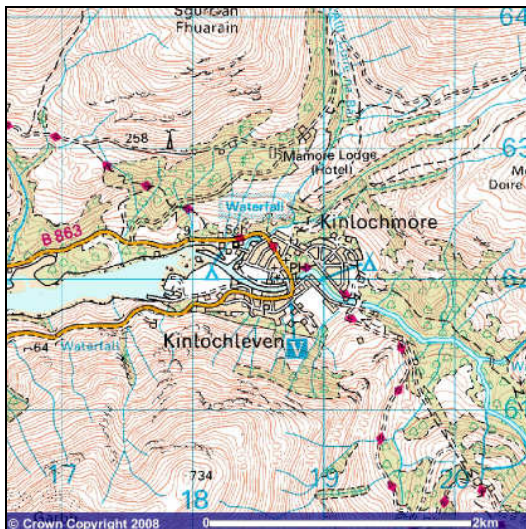
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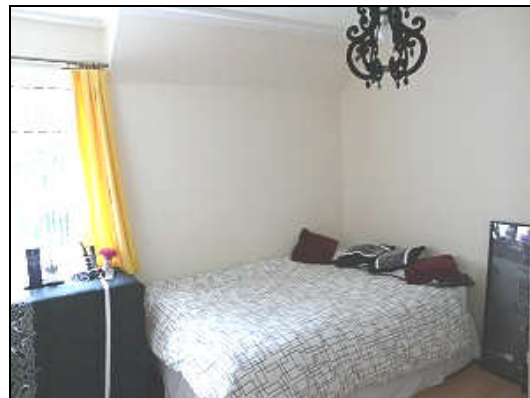


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