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*Solicitors & Estate Agents*



## 9 MAMORE ROAD, KINLOCHLEVEN



Mid-terraced dwellinghouse in popular residential village

- Lounge
- Dining Room
- Kitchen
- Bathroom
- Two Bedrooms
- Double-Glazing
- Oil Fired Heating

**OFFERS IN THE REGION OF £112,000**

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9 Mamore Road is a mid-terraced dwellinghouse in the popular residential village of Kinlochleven. There is garden ground to the front and back of No 9. The accommodation comprises entrance hall, lounge, kitchen, dining room, two bedrooms and bathroom.

No 9 benefits from double-glazing and oil fired heating. There is extensive use of wood flooring throughout.

The village of Kinlochleven is adjacent to the renowned West Highland Way. Driving to and from the main district town of Fort William there are spectacular views of Loch Leven.

Kinlochleven has a variety of shops. There is a regular bus service to and from the main district town of Fort William. A short walk from No 9 are the recently constructed primary and secondary schools of Kinlochleven.

**LOCATION – 9 Mamore Road, Kinlochleven, PH50 4QP.**

On leaving Fort William Town Centre take the A82 Glasgow road. After driving through Onich take the road to Kinlochleven where signposted before the Ballachulish Bridge. On entering Kinlochleven Mamore Road is the second on the right. No 9 is in the first row of terraced houses on the left.



## ACCOMMODATION

PVC front door with opaque glass panels. Wood flooring. Ceiling mounted smoke alarm.

The stairs with wooden steps and handrail lead to the first floor accommodation. To the right off the hallway is the lounge.

## LOUNGE 4.57m (15') x 3.37m (11'1) (at widest point)



The internal door with fifteen clear glass panels leads into the lounge. A feature of the room is the fireplace with tiled hearth. There is a window overlooking the front garden. Wooden flooring is continued from the hallway. Understairs storage cupboard.



## DINING ROOM 2.37m (7'9") x 2.43m (8')



The dining room is ideally located beside the lounge and the kitchen. This room could alternatively be used as a sitting area or study. The window overlooks the back garden.

**KITCHEN 3.49m (11'5") x 2.57m (8'5")**



An internal door with opaque glass panels separates the lounge from the kitchen. There are wall and floor mounted kitchen units. Stainless steel sink with drainer and mixing tap. Tiled splashback above the sink. Fitted shelves. The cooker, fridge freezer and washing machine are all included. Spotlight fitting. PVC finished door with opaque glass panel opens to the back garden.

In the hallway the wooden stairs with wooden banisters lead to the first floor. On the first floor the theme of wood floor finished is continued. On the landing there is a smoke alarm. All upstairs rooms lead off.

**BATHROOM 2.97m (9'9") x 1.93m (6'4")**

Spacious bathroom with fitted bath. Above the bath is a wall mounted shower with large shower head, mixer tap and shower screen. There is also wall tiling above the bath and wooden bath panel. W.C. The wash hand basin and mixer tap is an attractive feature. Under the unit with the wash basin is a shelved storage section. Triple spotlight fitting. Attic access.



**BEDROOM 1 4.97m (16'4") x 2.72m (8'11")**



This bedroom is opposite the bathroom. The window to the front of the house not only overlooks the front garden but provides views of the nearby mountains. There is a built-in cupboard. Wooden flooring. The fireplace is not operational.

**BEDROOM 2 3.06m (10') x 2.98m (9'9")**



Wooden flooring. Window looks out to the back garden and gives views of the

countryside surrounding Kinlochleven. The fireplace is not operational.



#### EXTERNALLY



Front garden with hedging and path to the front door. The back garden has hedging, clothes poles and one large and one smaller shed.

**EXTRAS** – All curtains and blinds (with the exception of the curtains in Bedroom 1) are included in the sale price. Also included are the washing machine, cooker, fridge freezer and shed.

**SERVICES** – Mains water, electricity and drainage services.

**VIEWING** – By contacting the Selling Agents.

**ENTRY** - By arrangement with the Sellers.

**PRICE GUIDE** – Offers in the region of £**112,000** are sought.

A Home Report is available for this property from: <http://www.openhouse.co.uk/mboh-stf/publicCaseFile.do?cfid=664&postcode=PH50 4QP>

Further Particulars from and Enquiries and Offers to the Selling Agents:-

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These Particulars, while believed to be correct, 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.