

49, FOYERS ROAD, KINLOCHLEVEN

mcintyre & co
Solicitors & Estate Agents



Spacious mid terrace house

Open plan Lounge-Diner-Kitchen

Two double bedrooms

Utility / Bathroom (1st floor)

Situated in village location enjoying hillside views

No chain, vacant possession with early date of entry available

Neutral décor, blank canvass

Double Glazing / Enclosed front and rear garden

Free car park immediately opposite

Within walking distance of local amenities

Tenure is freehold

Energy Performance Rating F-34 / Council Tax Band A

GUIDE PRICE

£90,000

DESCRIPTION

McIntyre & Company are delighted to bring 49 Foyers Road to the market. Built around 1950 the property spans to approximately 63sq m.

This spacious property is situated within walking distance of the schools and enjoys an attractive outlook.

In addition to its convenient location the property further benefits from an open plan lounge-kitchen-diner and separate utility. Flooring is back to board through-out and walls are predominantly neutral in colour. The property is fire safety compliant and a blank canvass for any buyer looking to turn the property into a home.

This is a great first time buyers property or a fabulous buy-to-let.

ACCOMMODATION COMPRISES Lounge-Kitchen-Diner, Utility, Bathroom and Two Bedrooms.

DIRECTIONS 49, FOYERS ROAD, KINLOCHLEVEN, PH50 4RS

From Fort William head south along the A82 for approx 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 2nd left into Foyers Road. Number 49 is the 1st mid-terrace on the right, immediately opposite the car park.

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.

The village lies at the head of Loch Leven approximately 6.5 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, gymnasium, doctor's surgery and a well-stocked Co-Op shop. Schooling in Kinlochleven boasts a nursery, primary and high school enabling children to be educated in the village throughout the schooling years. 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.

ENTRANCE PORCH 1.18m x 1.14m

A small window overlooks the frontage.

**LOUNGE-KITCHEN-DINER - OVERALL SIZE 6.44m x 4.24m
(KITCHEN AREA 3.57m x 3.13m)**

Spacious, open plan room with dual aspect windows that provide hillside views. The kitchen area has a variety of wall, drawer and base units that have tiled walls above the work surface areas. Access to the utility and rear garden. Understairs storage and two storage heaters.



UTILITY 1.94m x 1.76m

Work surface and plumbing for a washing machine. A cupboard housing the water tank.



FIRST FLOOR

Storage cupboard with shelving on landing. Storage heater.

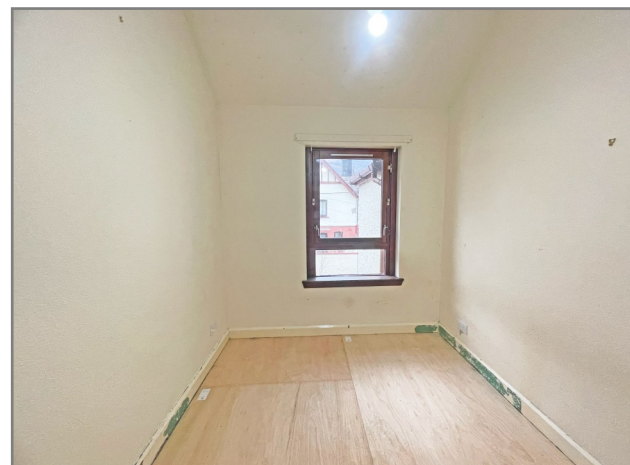


BATHROOM 1.97m x 1.72m

Bath . W.C, wash hand basin, Expelair fan.

BEDROOM 1 4.23 x 2.95

Bright & spacious front facing room enjoying lovely hillside views.



BEDROOM 2 3.21 x 2.37m

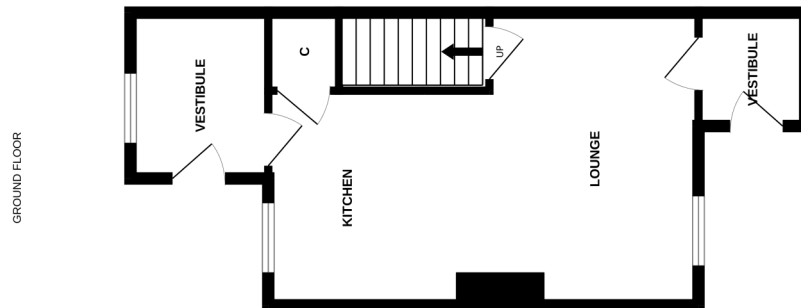
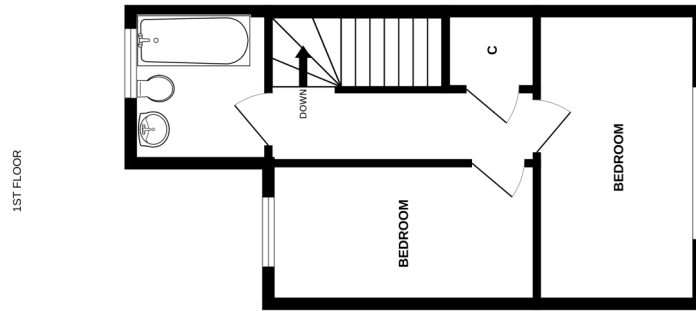
Rear facing enjoying hillside views. Wall heater.



EXTERNALLY

The front garden has gated access with a low metal and wire fence. The frontage is grass and a slab path leads to the property.

Gated access is also available to the rear garden where majority of the garden is slab paving and a small area of grass. There is a brick shed for storage.



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. All measurements have been taken at longest x widest points and are approximate.

McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

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 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.

[ARE YOU LOOKING FOR PROPERTY FOR SALE IN FORT WILLIAM ?](#)

Check out our website www.solicitors-scotland.com



SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam