

CAMELLIA COTTAGE, KINLOCHLEVEN



KEY FEATURES

Two bedroom detached bungalow

Principal bedroom has en-suite

Large shed to the rear

A spacious gravel driveway provides ample off-road parking for multiple vehicles

Immaculate condition

Solar panels

Hillside views

Energy Performance Rating: D (65)

Council Tax Band: D

Double Glazing/ Calor Gas central heating

10 year Premier guarantee for the property

MCINTYRE & CO

SOLICITORS & ESTATE AGENTS

OFFERS OVER: £235,000

DESCRIPTION

Camellia Cottage (Wee Hoose) is located in Kinlochleven next to Grey Mares and was completed in 2018 and offers approximately 94 sq m of well-presented accommodation.

This charming detached bungalow is offered in immaculate condition and comprises two bedrooms, including a principal bedroom with en-suite facilities. The property benefits from double glazing, Calor Gas heating and a new boiler installed in 2024. Solar panels provide an additional energy-efficient feature. This “Wee Hoose” construction was completed with the benefit of a 10-year Premier Guarantee, valid to 2029.

Outside, a spacious gravel driveway provides ample off-road parking for multiple vehicles. A large shed to the rear offers excellent storage or workshop space, and the property enjoys attractive hillside views.

LOCATION/AMENITIES

Kinlochleven is a picturesque Highland village situated at the eastern end of Loch Leven, surrounded by some of Scotland's most dramatic mountain scenery. The village offers a range of local amenities including a supermarket, post office, medical centre, primary and a secondary schools, cafés, restaurants and leisure facilities.

The area is renowned for its outdoor pursuits with excellent opportunities for walking, climbing, mountain biking, fishing, and water sports. Kinlochleven forms part of the famous West Highland Way and is a popular destination for visitors exploring the Scottish Highlands. Fort William known as the "Outdoor Capital of the UK" is approximately 22 miles away and provides a wider range of shopping, a hospital and transport hubs. The surrounding area includes Glencoe, Ben Nevis, and numerous Munros, making Kinlochleven an ideal location for those seeking an active lifestyle amidst stunning natural beauty.

Despite its tranquil setting the village remains well connected with regular bus services to Fort William and Glasgow and easy access to the A82 road network. Inter-city bus connections from the nearby village of Ballachulish.

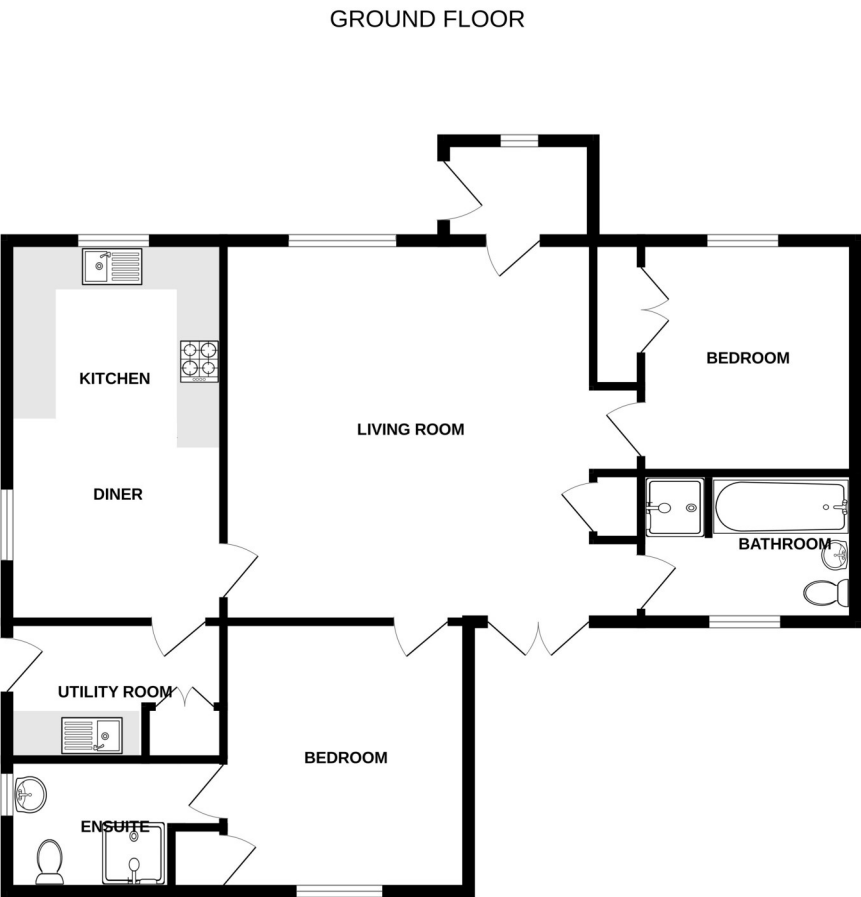
ACCOMMODATION: Entrance porch, lounge, two bedrooms one en-suite, family bathroom with shower, kitchen–diner, utility room.

Floor Plan—

DIRECTIONS— Camellia Cottage, Wades Road, Kinlochleven PH50 4QT

From Fort William town centre, head south on the A82 towards Glencoe. Continue on the A82 for approximately 16 miles, passing through North Ballachulish over the Ballachulish bridge and continue until the junction on the left for the B863, signposted for Kinlochleven. Follow the B863 for approximately 7 miles, descending into the village of Kinlochleven.

Upon entering Kinlochleven, continue along Leven Road. Passing the Co-Op supermarket continue on Appin Road over the bridge, continue straight and take a right onto Kearan Road. Follow the road to the end and Camellia Cottage will be in front. There is room to park within the Cottage grounds. Alternatively, to the right of th Cottage, you can use the Grey Maress waterfall carpark and walk along to the cottage.



ENTRANCE PORCH: 2.09m x 1.38m

Vinyl flooring, built-in storage box and shelving and a radiator.

LOUNGE : 5.40m x 5.22m

Spacious lounge with hillside views, direct access to the rear garden, a large built-in cupboard with shelving, vinyl flooring and a radiator.

KITCHEN– DINER: 5.44m x 3.05m

Spacious kitchen-diner with a modern matt-beige cabinets, dark worktops, under-cabinet lighting, recessed spotlights and vinyl flooring, with an integrated fridge-freezer, dishwasher, extractor fan and oven.

FAMILY BATHROOM: 3.01m x 2.09m

Modern bathroom featuring a bath and walk-in shower with wet-wall panelling, vinyl flooring, a heated towel rail and recessed spotlights.



BEDROOM: 3.20m x 3.03m

Front-facing double bedroom offering lovely hillside views, a large built-in wardrobe with shelving and a hanging rail, quality carpeting, a radiator and loft access.

BEDROOM: 2.87m x 3.94m

Twin bedroom featuring quality carpeting, a built-in wardrobe with shelving and a hanging rail, and access to an en-suite bathroom.

EN-SUITE: 3.01m x 1.89m

Modern shower room featuring a wet-wall surround, vinyl flooring, a heated towel rail and recessed spotlights

UTILITY ROOM: 3.02m x 1.96m

Practical utility room featuring a base unit with shelving, plumbing for a washing machine and tumble dryer, a sink with a contemporary square tap, a large built-in shelved cupboard and vinyl flooring.



EXTERNAL

The property enjoys a low-maintenance garden with mature trees, established shrubs and colourful planting extensive gravelled areas offering plenty of space for outdoor seating. Timber fencing provides a defined boundary. The useful garden space also benefits from, a large aluminium shed a rotary clothes dryer and attractive mountain views. A large gravel driveway provides ample off-road parking.



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