



PETER MURPHY & Co
ESTATE AGENTS



2 Lovat Road, Kinlochleven, PH50 4RQ

Offers Over £150,000

PRICE REDUCTION - £10,000 BELOW HOME REPORT VALUE

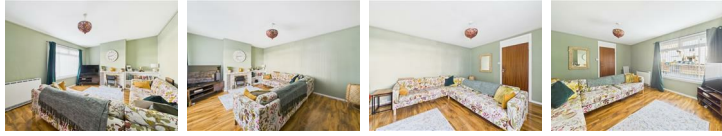
This three bedroom end terrace villa offers spacious family accommodation in the desirable village of Kinlochleven. Benefiting from double glazing and electric heating this home would be an ideal first time purchase or for those seeking a well proportioned family home in a great location. Accommodation comprises; Entrance hallway, with a large storage cupboard and leading to the lounge, kitchen and shower room. The attractive lounge has a large picture window to front with hillside views and ensuring plenty natural light reaches this appealing living space. Door from the hallway leads through to the modern kitchen with window and door to rear garden. Staircase rises to upper floor which includes three good sized double bedrooms and wc. Externally the front garden is laid to lawn with some paving. Driveway provides off street parking. The large rear garden is also laid to lawn with timber garden shed.

ENTRANCE HALLWAY

External door opens to the hallway. Provides access to the lounge, kitchen, shower room and staircase to upper floor. Large storage cupboard

LOUNGE/DINING ROOM

The bright and welcoming lounge has ample space for formal dining. Large window to front and fireplace.



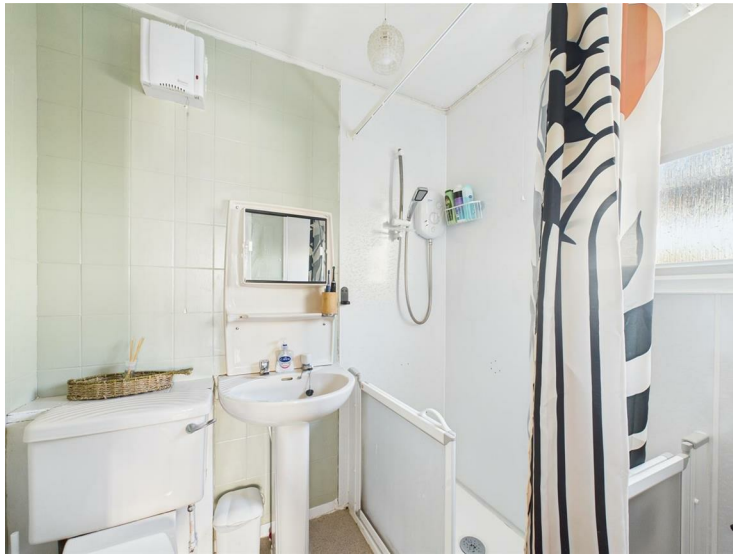
KITCHEN

The modern and stylish kitchen has a great selection of wall and base units with contrasting worktops and informal breakfast bar dining space. Door and window to rear garden.



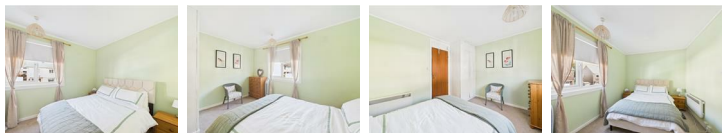
SHOWER ROOM

The shower room includes wc, wash hand basin and shower enclosure with electric shower. Opaque window to side.



BEDROOM 1

This double bedroom has a fitted wardrobe and window to front.



BEDROOM 2

This double bedroom has a cupboard housing hot water tank and window to front.



BEDROOM 3

This double bedroom has a fitted wardrobe and window to front.



WC

Located on the upper landing the cloakroom wc includes wash hand basin and wc.

FRONT ELEVATION



FRONT GARDEN

the front garden is laid to lawn with some paving. Driveway providing off street parking.



REAR ELEVATION

The large rear garden is also laid to lawn with timber garden shed.



REAR GARDEN



LOCATION

The popular village of Kinlochleven is located at the head of Loch Leven, approximately 7 miles from Glencoe and 21 miles from Fort William. the village has a wide range of amenities including a primary & secondary school, post office, doctor's surgery, hotels and shops.

MISCELLANEOUS INFORMATION

Tenure - Freehold.

Council Tax - Band B

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor



Floor 1



Approximate total area[®]

83.1 m²

Reduced headroom

0.44 m²

(1) Excluding balconies and terraces

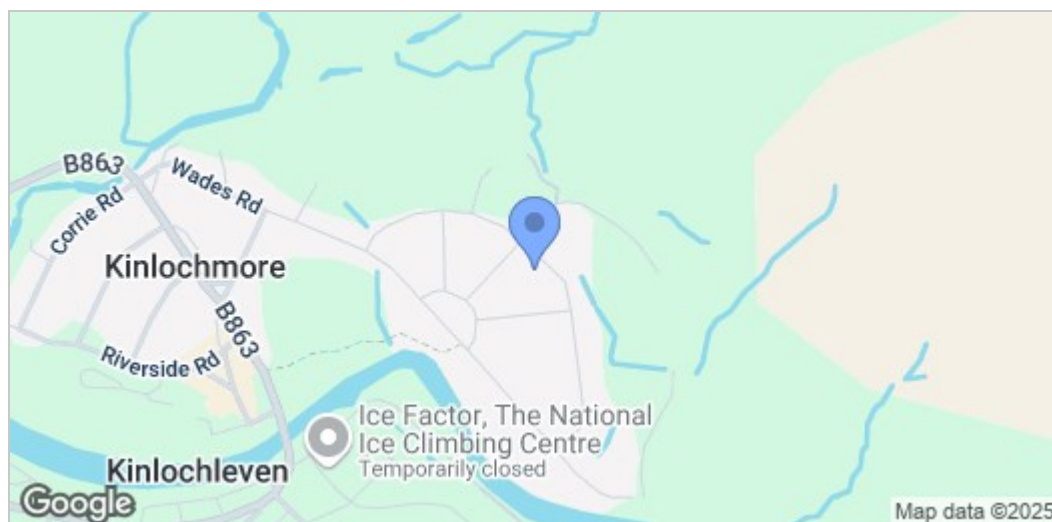
Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		69	85
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.