



# MacArthur Stewart

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**14 Riverside Road, Kinlochleven, PH50 4QH**

Two Bedrooms

Conservatory

**Price Guide £102,000**

Living room with open fire

Peaceful location



**14 Riverside Road** is an immaculately presented two bedroom, mid terrace house in the popular village of Kinlochleven. The house consists of large living room, dining room, kitchen, conservatory, 2 bedrooms and a bathroom. The property benefits from double glazing, an efficient wet electric central heating system and a working open fireplace. Curtains and blinds are included in the sale. There are front and rear gardens. It is conveniently located in the centre of the village with easy access to shops and schools.

Kinlochleven sits at the head of Loch Leven and is conveniently placed on the “West Highland Way” walking route. The area benefits from many local amenities including medical facilities, a frequent bus services, shops, post office and community centre. There are schools providing both primary and secondary school education. The Ice Factor climbing facility is close by and the area has plentiful walking routes.





## **ACCOMMODATION:**

**LIVING ROOM** – A good sized room with large window to front. Working open fire in feature fireplace with wooden mantelpiece. High level narrow shelf around the room. Radiator. Wood effect laminate flooring.

**KITCHEN** – Attractive white floor and wall units (some glazed) with black worktop. White tiled splashback. Electric double oven cooked. Other white goods may be available. Window to rear.

**DINING ROOM** – Off the kitchen, this room easily accommodates a table and chairs with space for additional furniture. Window to rear. Radiator. Wood effect laminate flooring.

**CONSERVATORY** – Accessed from the kitchen. Double glazed windows all round with a door leading to the back garden. Panel heater. Tiled floor.

**BEDROOM 1** – Double room with built in wardrobes and large storage cupboard. Feature fireplace (non working). Window to front. Radiator. Fitted carpet.

**BEDROOM 2** – Double room with window to rear. Hatch to loft space. Radiator. Fitted carpet.

**BATHROOM** – Attractively presented bathroom with white suite consisting of bath with Triton electric shower over, toilet and wash hand basin. Heated towel rail. Frosted window to rear.

**LOFT SPACE** – Floored attic space with Velux window and light.

**EXTERNAL** – Front garden laid mainly to grass with some shrubs Footpath to front door. Attractive rear garden with grass, shrubs and paved area. Garden shed. Coal Bunker. Washing poles. Gate to rear lane.





**HOME REPORT** – Available on request of through our website, [www.macarthurstewart.co.uk](http://www.macarthurstewart.co.uk)

**SERVICES** – electricity, mains water and drainage.

**EPC Band** – G(17)

**Council Tax Band** – B

**DIRECTIONS** – From Fort William, take the B863 as North Ballachulish signposted Kinlochleven. Continue for miles to the village. At the Tail Race Inn, turn right onto Riverside Road. Continue forward and turn right. Keep going along the road and number 14 is on the right hand side with a hedge along the front.

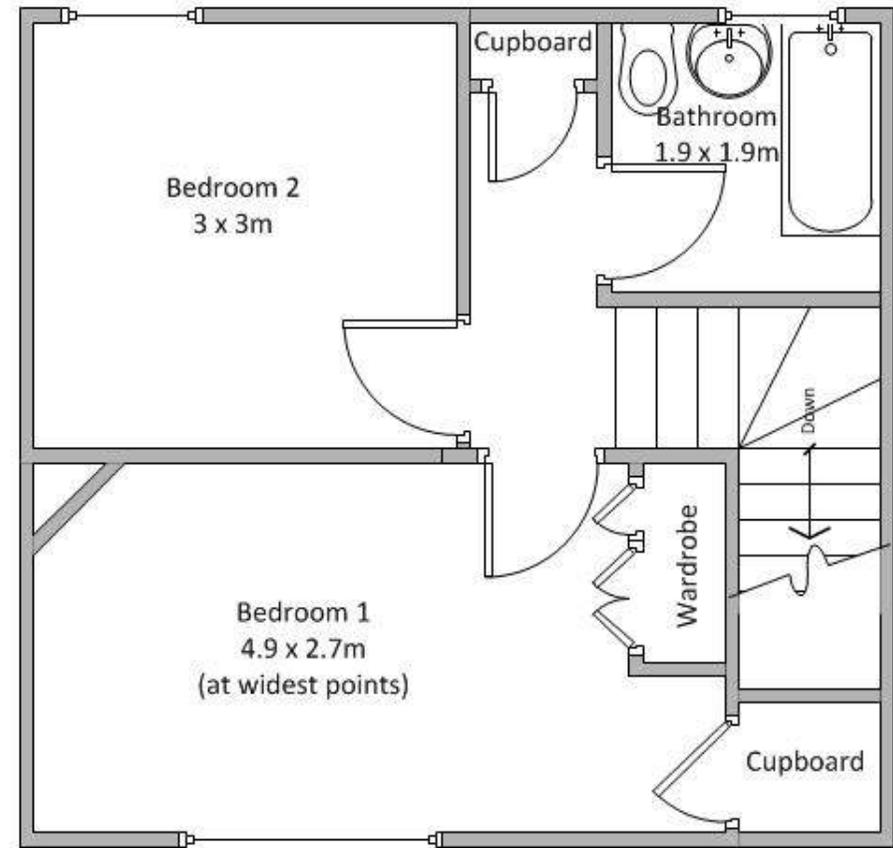
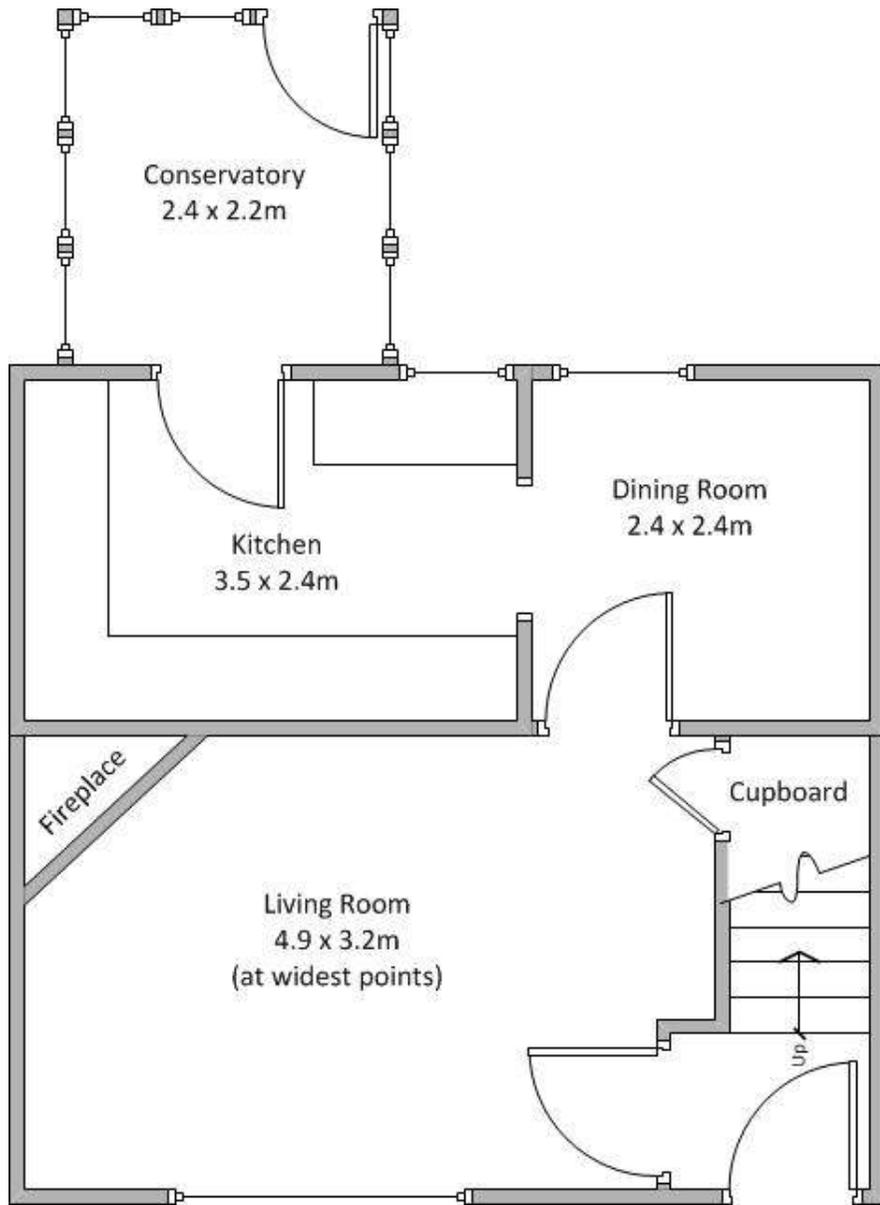


**MacArthur Stewart Estate Agents**

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