

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.

**The Isle of Skye Estate Agency**  
 Portree Office: Bridge Road  
 Portree  
 Isle of Skye  
 IV51 9ER  
 IV51 9ER  
 Kyle Office: Main Street  
 Kyle of Lochalsh  
 Ross-Shire  
 IV54 8RD

**Directions:**  
 Continue through Lochcarron and past the Primary School. The right turn into Kirkton Road lies shortly after this. Follow the road up until you reach number 19, which is on the right hand side.

**Entry:**  
 By mutual agreement.

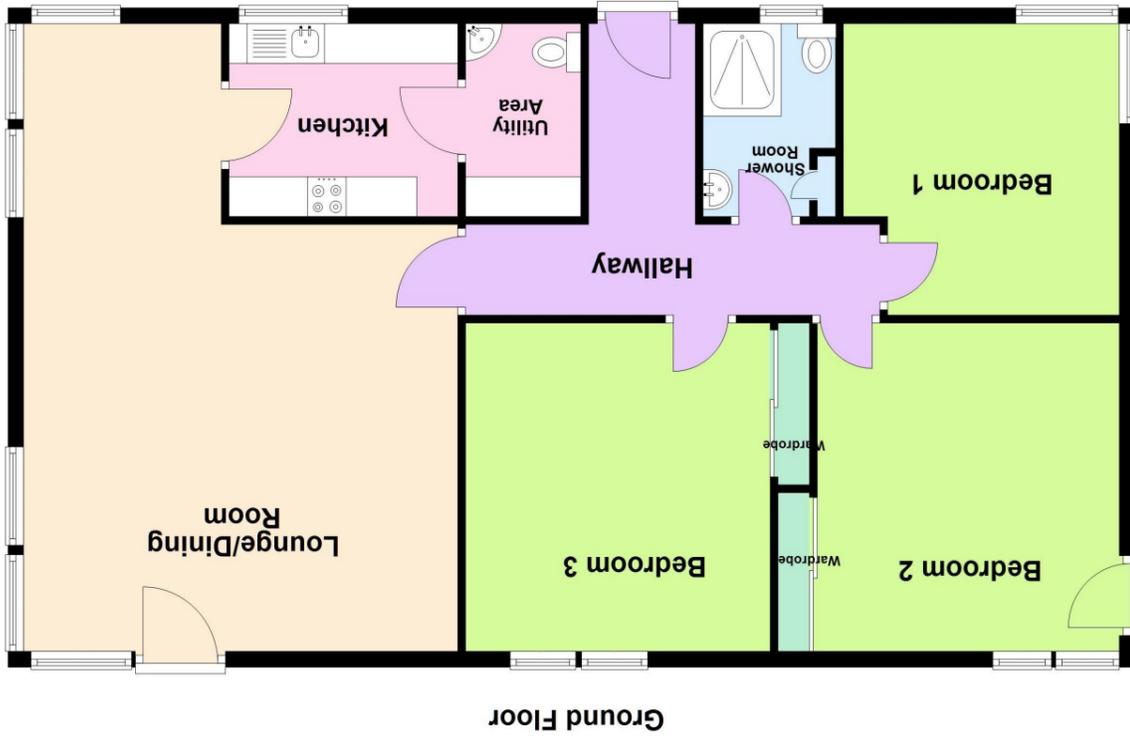
**Viewings:**  
 Strictly by appointment through The Isle of Skye Estate Agency.

**Home Report:**  
 Please contact The Isle of Skye Estate Agency.

**EPC Rating:**  
 Band E

**Council Tax:**  
 Band B

**Services:**  
 Mains water, drainage and electricity.



# The Isle of Skye Estate Agency

**The Isle of Skye Estate Agency**  
 Portree Office: sales@iosea.co.uk  
 01478 612 683  
 Kyle Office: kyle@iosea.co.uk  
 01599 534 555  
[www.iosea.co.uk](http://www.iosea.co.uk)



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Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



**19 Kirkton Road, Lochcarron. IV54 8UF.**

**Offers over**

**£125,000**

Village Location

3 Double Bedrooms

Detached

Garden

UPVC Double Glazing

Large Living Room/Dining Area

Garage

Family Home/Holiday Home/Buy to Let

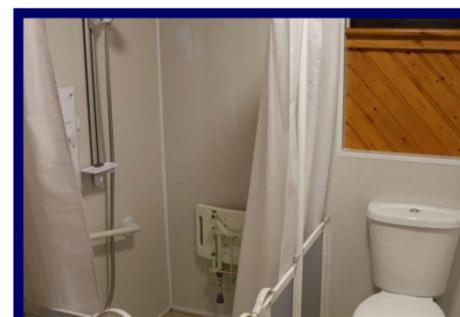
## Description:

Excellent opportunity to acquire a detached Fin Log bungalow in the popular village of Lochcarron which is located near the heart of the village and is ideally positioned to take advantage of all the amenities and attractions that the area has to offer. 19 Kirkton Road is a unique and comfortable home which is ideal for first time buyers, a holiday retreat or buy to let property.

Located in an elevated position within a quiet residential area of the village, this deceptively spacious three bedroom bungalow offers an opportunity to acquire a property in a picturesque location from where views across the Loch and surrounding countryside are afforded. A mature garden surrounds the property which is planted with trees and shrubs. A garage lies to the front of the property, with a private parking space on the drive.

## Location:

Lochcarron village has good local services and amenities including shops, hotels, restaurants, bank, garage and post office. Facilities also include a doctor's surgery and primary school, with secondary schooling available in Plockton. The larger village of Kyle of Lochalsh some 26 miles away provides all the facilities you would expect of a thriving busy area including a supermarket, selection of shops and leisure centre. A regular train service runs from Kyle to Inverness the capital of the Highlands and passes through the station in Strathcarron, just 3 miles from Lochcarron.



## ACCOMMODATION

### Entrance Vestibule/Hallway

17'09" x 12'0" (5.43m x 3.67m) at max.

### Living Room/Dining Area

23' 0" x 19' 07" (7.02m x 5.98m) at max.

### Kitchen

9' 08" x 9' 07" (2.95m x 2.94m)

### W.C./Utility Area

9' 08" x 5' 08" (2.95m x 1.74m)

### Bedroom One

11' 08" x 11'07" (3.56m x 3.54m) at max.

### Bedroom Two

13' 07" x 11' 06" (4.14m x 3.51m)

### Bedroom Three

Size 11' 07" x 8' 07" (3.55m x 2.63m)

### Shower Room with W.C.

5'08" x 7' 05"(1.73m x 2.26m)

## Garden

The well established garden surrounds the property and is mainly laid to grass. The property boasts a garage to the front (in a block of two) with a wooden door.

## \*\*Please Note\*\*

All blinds, curtains, fridge freezer, washing machine, dishwasher, integrated oven and hob are included within the sale.

