



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

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Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 28 Wemyss Place, Kyle

Front, Side and Rear Garden  
End Terrace

Village Location  
Family Home

**Offers in the Region Of £95,000**

2 Bedroom  
Buy to Let

**Description:**

Located in a quiet residential area within the popular village of Kyle of Lochalsh, the subjects are ideally positioned to take advantage of all the local amenities, including the primary school which is a short walk away. This property makes an ideal home at an affordable price and viewing is highly recommended.

Conveniently located for all the amenities the village of Kyle has to offer the subjects for sale comprise of a well maintained end terrace 1 ½ storey 2 bedroom property, situated in a small quiet residential area.

The accommodation within comprises :- entrance vestibule, hallway, lounge, kitchen, bedroom and shower room on the ground floor, with stairs leading to the upper floor and a further bedroom and box room.

Benefits from timber double glazing, newly fitted carpets and ample storage throughout.

Neat garden areas to the front, side and rear of the property.

Offering excellent living accommodation in a popular village the property makes an ideal home, first time buyer or 'buy to let' property.

**Location:**

Kyle of Lochalsh is a larger busy village and offers all the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of a dentist, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness the capital of the Highlands, which is approximately 82 miles to the east. The famous village of Plockton, with the picturesque harbour is just 6 miles away and here you will also find secondary schooling, with primary schooling available in Kyle itself. The location offers all the advantages of village living and yet is close enough to the many hill and coastal walks, mountain trails and places of interest to visit, with the toll free bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer



## Accommodation

Neatly fenced garden with paving and steps leading to the front door. The accommodation within comprises:

### Vestibule

Entrance vestibule with internal glass paneled door that leads to the hallway. Carpet.

Size 3' 3" x 3' 3" (0.98m x 0.98m).

### Hallway

Large welcoming area with 2 storage cupboards, one housing electric meters. Access to the lounge, bedroom 1 and shower room. Carpeted stairs to the upper floor. Storage heater. Fitted carpet.

Size 6' 5" x 7' 9" (1.95m x 2.37m)

### Lounge

Spacious room with double windows to front. Feature fireplace with open fire. Storage cupboard. Storage. Fitted carpet.

Size 14' 09" x 11' 10" (4.5m x 3.61m) at widest.

### Kitchen

Good selection of wall and base units with contrasting worktops. Space for appliances. Single sink and drainer with mixer tap. Part tiled walls. Window to rear with blind. External part glazed door provides access out to the rear garden. Storage heater. Vinyl flooring.

Size 8' 06" x 12' 08" (2.60m x 3.86m).

### Bedroom One

Double bedroom with window to rear. Storage cupboard. Storage heater. Carpet.

Size 12' 07" x 10' 06" (3.83m x 3.2m) at widest.

### Shower Room

Modern white suite comprising W.C., wash hand basin fitted into vanity unit and walk in shower cubicle with electric shower. Ladder style heated towel rail. Tiled splash back. Chrome accessories. Small frosted window to front. Vinyl flooring.

Size 6' 02" x 6' 11" (1.88m x 2.11m).

### First Floor

#### Landing

Carpeted stairs lead up to landing area. Large storage cupboard. Hatch to loft. Fitted carpet.

Size 6' 402" x 3' 09" (1.88m x 1.14m)

#### Bedroom Two

Spacious double size bedroom with Velux window to front. Storage cupboard providing shelving and hanging space. Storage heater. Fitted carpet.

Size 14' 03" x 12' 08" (4.35m x 3.86m)

#### Box Room

Good sized room currently housing hot water tank. Could make use for several purposes.

Size 10' 09" x 4' 0" (3.28m x 1.88m)

#### Garden

The area is fully enclosed and laid mainly to lawn combined with paved areas to produce a neat garden that is easy to maintain. There is a handy shed providing storage space.





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## Services:

Mains Electricity, Drainage and Water

## Council Tax:

Band B

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

Continue through Kyle and out towards Plockton, take a turn into the left onto School Road, continue until you reach Wemyss Place, follow round until you reach number 28, on your right after the first junction to your right.

Ground Floor



First Floor



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

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Portree  
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IV51 9ER

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