



# 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)

01478 612 683

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

01599 534 555



**Ardmhor, Kyleakin. Isle of Skye. IV41 8PQ.**

Six bedrooms

Detached garage

Popular location

Spacious accommodation

**Offers over**

Stunning views

Mature garden

**£300,000**

UPVC double glazing

Oil Central Heating

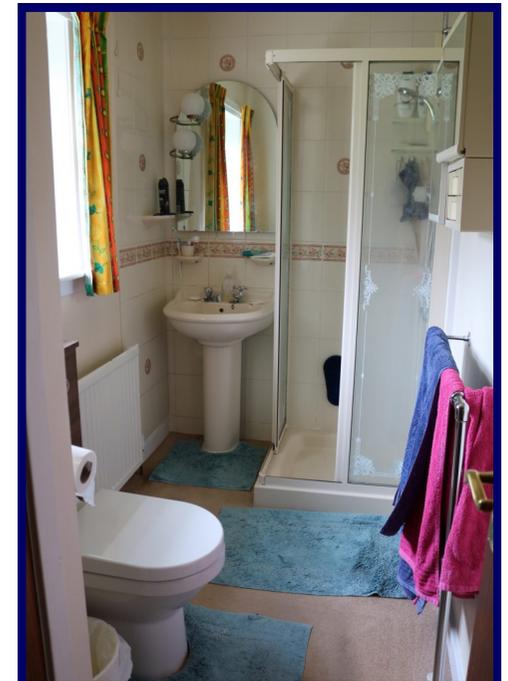
## Description:

**Ardmhor is an impressive detached extended 1930's villa located in the very popular village of Kyleakin. Occupying a desirable position overlooking Loch Alsh, beautiful views across the water to Kyle, the hills of Applecross, the Skye Bridge, the Isle of Raasay and beyond are afforded.**

Ardmhor offers a very spacious home set over one and a half storeys with many original features including wooden doors, cornicing and high ceilings resulting in a property oozing with charm and character. The accommodation within comprises: entrance vestibule, hall, kitchen, breakfast (family) room, living room, dining room, bathroom with W.C., six double bedrooms and a shower room with W.C. The property benefits from oil central heating and UPVC double glazing.

Externally the property is set within well maintained garden grounds. The beautiful garden to the front has an array of established shrubs and affords views over the Loch and the surrounding landscape. A private gated driveway to the side leads to space for a number of vehicles to park.

Ardmhor would make a wonderful home set in the popular village of Kyleakin boasting beautiful sea and landscape views, all within easy reach of the village itself, Kyle and the local amenities on offer.



## ACCOMMODATION

### Entrance vestibule

5'00" x 4'0" (1.55m x 1.22m)

### Hall

14'05" x 11'03" (4.42m x 3.45m) at max.

### Breakfast (family) room

13'05" x 8'06" (4.10m x 2.60m) at max.

### Kitchen

16'01" x 10'01" (4.92m x 3.09m)

### Living Room

16'04" x 15'09" (4.98m x 4.80m) at max.

### Dining Room

16'05" x 15'06" (5.02m x 4.72m) at max.

### Bedroom One

10'10" x 10'10" (3.31m x 3.31m)

### Bathroom

7'03" x 5'10" (2.23m x 1.78m)

### Bedroom Two

10'10" x 10'08" (3.31m x 3.25m)

### Rear Hall

8'06" x 2'11" (2.60m x 0.9m)

### Bedroom Three

10'05" x 8'0" (3.19m x 2.46m)

### Bedroom Four

11'03" x 10'05" (3.45m x 3.19m) at max.

### Shower Room with W.C.

9'11" x 4'08" (3.04m x 1.44m) at max.

### Bedroom Five

14'0" x 11'04" (4.27m x 3.47m)

### Bedroom Six

13'10" x 11'09" (4.22m x 3.58m)





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01599 534 555

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## Services:

Mains water, electricity and drainage.

**Council Tax:** Band E

**EPC Rating:** Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

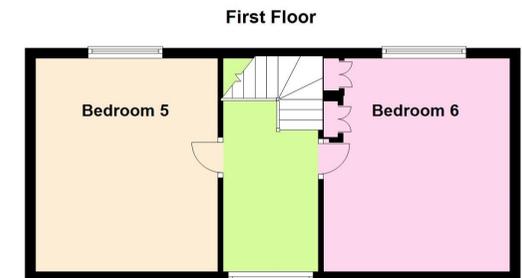
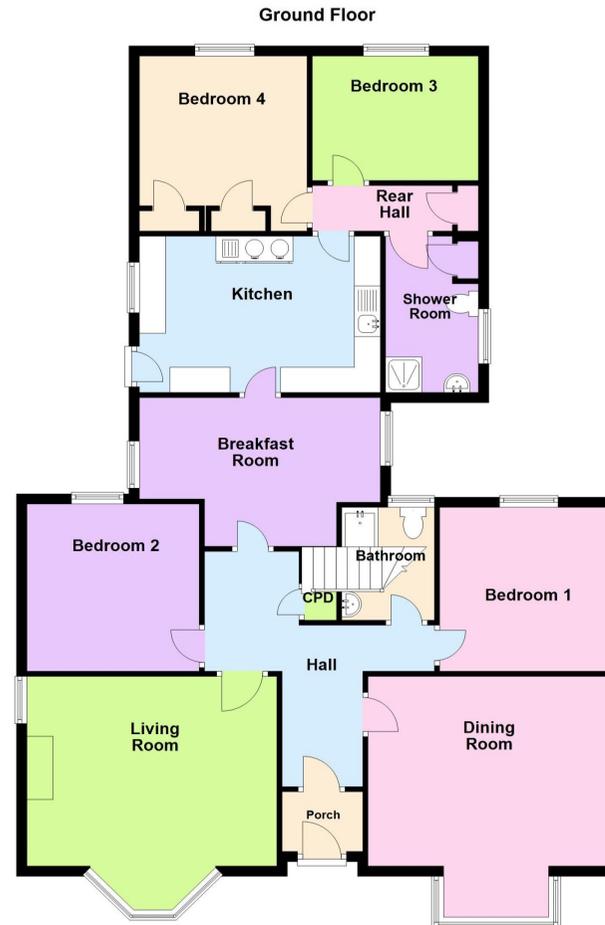
## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

**Directions:** On reaching the Kyleakin roundabout after crossing the Skye Bridge, take the first exit. On entering the village and after passing the Village Hall, Ardmhor is the 3rd property on the right hand side.



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  
Isle of Skye  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD