



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Aros, Glaick, Balmacara. IV40 8DN

Two Bedrooms

Loch side location

Sun Room

Beautiful home, holiday retreat or holiday let

Offers over £245,000

Double Glazing & Oil heating

Stunning loch and mountain views

Description:

Aros Cottage is a delightful two bedroom traditional detached property set in an enviable position in the breathtaking shore side hamlet of Glaick in Balmacara, boasting panoramic sea and mountain views over Loch Alsh and towards the world famous Isle of Skye.

Aros is located in a highly desirable shore side position with uninterrupted views over Loch Alsh and the mountains beyond. The property lies within the National Trust Woodland and provides an excellent opportunity for those looking to purchase a beautiful home or holiday retreat/holiday let set in a truly majestic setting.

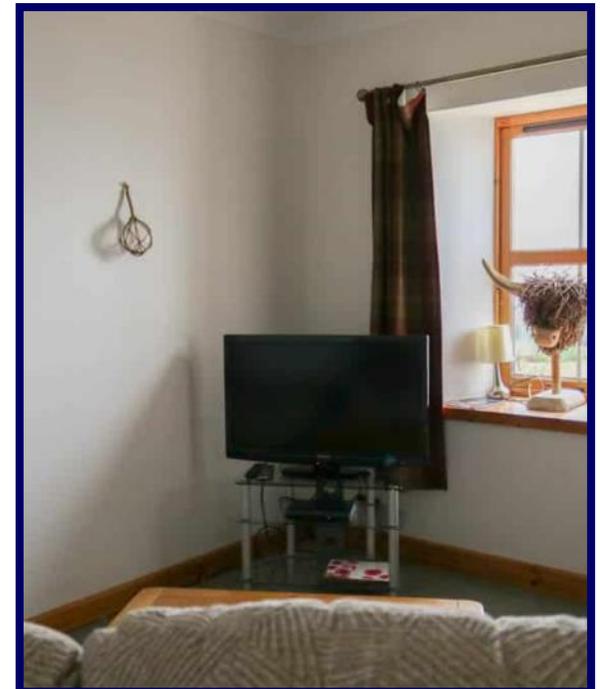
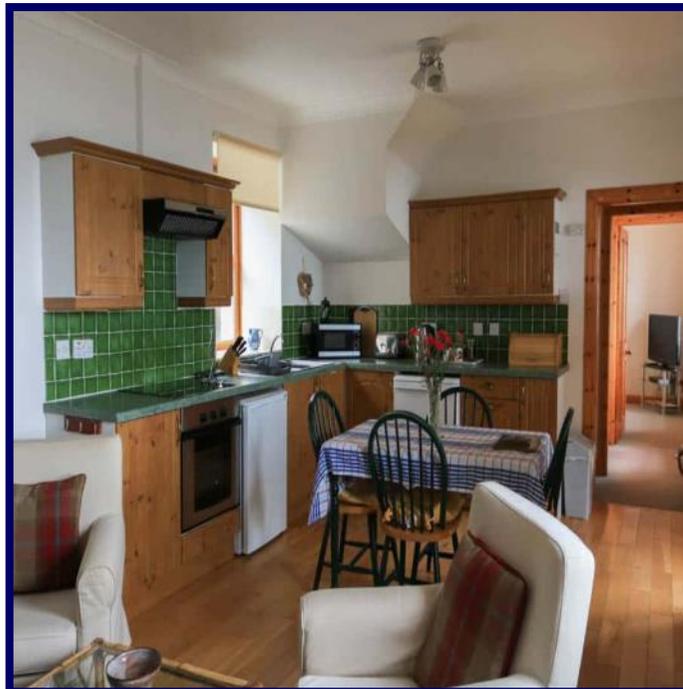
The spacious accommodation within is set out over two floors and comprises: Ground floor - porch, open plan lounge, kitchen/diner, sun room, shower room and sitting room with two double bedrooms and bathroom located on the first floor. The subjects benefit from oil fired central heating, double glazing and neutral decor throughout.

Externally Aros hosts a delightful garden which boasts seating areas to enjoy the exclusive sea views on offer. The front garden has a small lawn area with established shrubs, bushes and flowers, the side and rear gardens are mainly graveled with a rocky embankment to the rear. Parking is provided on the private driveway to the side of the property.

Aros Cottage has been run as a successful holiday cottage for many years and could continue to be run as such. Furniture is available by separate negotiation. A truly must see to appreciate the property and setting on offer.

Location:

The property is located in Glaick, a delightful coastal hamlet located on the shores of Loch Alsh in the Balmacara woodland gardens, which is owned by the National Trust. Shop and cash machine facilities are 1 mile away in Balmacara and Reraig, with a larger range of amenities such as doctors, dentist, train and bus station, super market, and a variety of shops, restaurants and hotels in Kyle of Lochalsh approximately 5 miles from the property.



Room sizes

Entrance Porch

8'04" x 5'07" (2.55m x 1.71m) at max.

Open plan living/dining/kitchen area

19'02" x 12'01" (5.85m x 3.70m)

Sun room

11'10" x 5'08" (3.62m x 1.74m)

Inner hall

7'08" x 12'03" (2.34m x 3.75m) at max.

Sitting room

12'03" x 10'03" (3.74m x 3.14m)

Shower room with W.C.

7'09" x 3'10" (2.37m x 1.17m)

Landing

12'04" x 7'07" (3.78m x 2.32m) at max.

Bedroom One

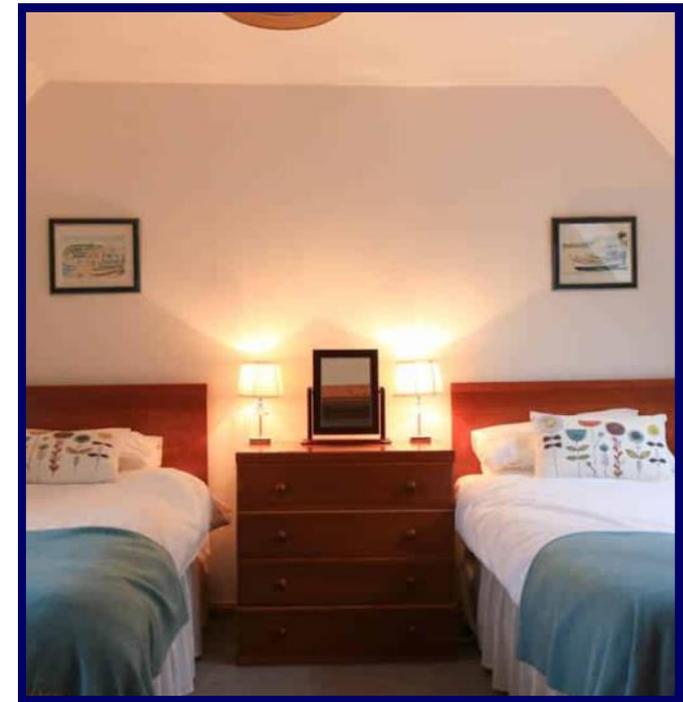
14'09" x 12'04" (4.50m x 3.77m)

Bedroom Two

10'01" x 12'04" (3.09m x 3.77m)

Bathroom

12'04" x 4'03" (3.77m x 1.30m)





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Council Tax:

Business Rates

Entry:

By mutual agreement.

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

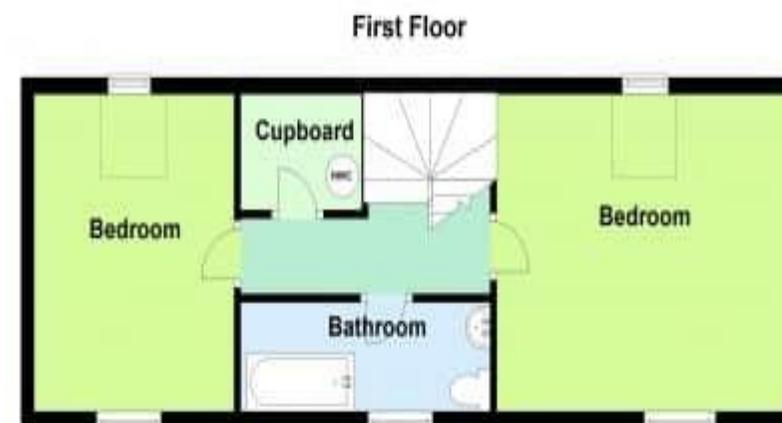
Strictly by appointment through The Isle of Skye Estate Agency.

Services:

Mains water and electricity. Drainage is by way of a shared septic tank.

Directions:

From Kyle of Lochalsh head south on the A87 travelling approx. 5 miles. Take the first right signposted Glaick and follow the road continuing straight towards the shore line. The property is situated in a small row and is the second last on the right.



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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.

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IV51 9ER

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Kyle of Lochalsh
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