



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



Balavullin, Glenelg. IV40 8LA.

Rural views

Four bedrooms

Spacious accommodation

Bar/pool room

Offers over

Family home/holiday let

Front and rear gardens

£210,000

B&B potential

Double glazing & electric heating

Description:

Balavullin is a three bedroom detached bungalow with a converted outbuilding housing a bar/pool room and fourth bedroom, located on the outskirts of the picturesque village of Glenelg. Beautiful mountain and rural views surround the property.

Balavullin offers accommodation set out over one floor and comprises: Entrance vestibule, hall, kitchen/diner, lounge, three double bedrooms, shower room with W.C., cloakroom, porch/utility room. The converted outbuilding offers a bar/pool room and a fourth double bedroom.

The property benefits from electric heating, UPVC double glazing and built in storage.

Externally the property sits within a fully enclosed garden. A large gravel driveway provides ample parking and the garden is mainly laid to lawn with a patio area at the rear.

Balavullin would make a lovely family home or buy to let property located close to local amenities in a beautiful setting. Balavullin would make a lovely family home or buy to let property located close to local amenities in a beautiful setting.

The property is located in a beautiful glen, on the outskirts of the popular village of Glenelg. Balavullin is conveniently positioned to take advantage of the facilities that the village has to offer, which includes a village shop, post office, hotel, primary school, medical centre and a popular community centre. The larger village of Kyle of Lochalsh is approx. 23 miles away and has many amenities on offer including a supermarket, shops, post office, hairdressers, bank and a gym/swimming pool.



ACCOMMODATION

Entrance vestibule

6'0" x 4'01" (1.83m x 1.25m)

Hall

15'11" x 6'03" (4.87m x 1.92m) at max.

Kitchen/diner

16'09" x 12'02" (5.11m x 3.73m) at max.

Lounge

20'03" x 12'02" (6.19m x 3.73m)

Shower room with W.C.

8'08" x 5'06" (2.66m x 1.68m)

Bedroom One

10'06" x 12'05" (3.21m x 3.80m)

Bedroom Two

10'02" x 8'04" (3.12m x 2.56m)

Bedroom Three

11'09" x 10'02" (3.60m x 3.11m)

Rear Hall

3'03" x 3'02" (1.01m x 0.96m)

Cloakroom

6'09" x 3'03" (2.08m x 0.99m)

Porch/Utility room

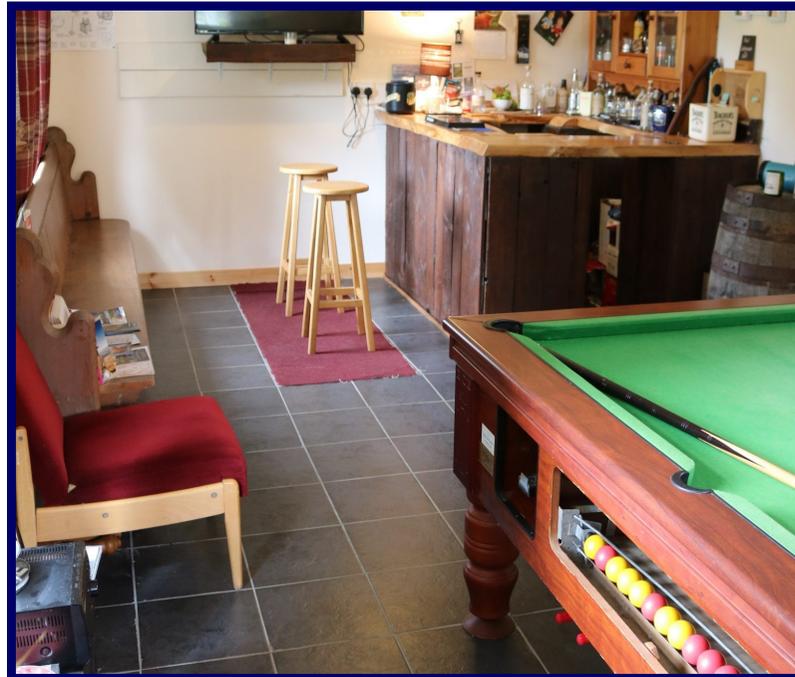
14'0" x 5'09" (4.29m x 1.77m)

Bar/Pool Room

24'03" x 11'07" (7.41m x 3.54m)

Bedroom Four (outside)

11'09" x 9'10" (2.08m x 0.99m)





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Services:

Mains water and electricity. Drainage by way of a septic tank. Electric heating.

Council Tax: Band C

EPC Rating: band E

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:

From the A87 at Shiel Bridge following signs to Glenelg over the Mam Ratagan pass. On approaching Glenelg village, the property can be found on the right hand side (signpost in the garden for Glenmore Lodge B&B).

Ground 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.

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Kyle of Lochalsh
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