



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



Chapuill House, Glenelg. Kyle. IV40 8JX.

Rural views

Spacious accommodation

Three bedrooms + 2 En Suites

Outbuilding

Offers over

Family home/holiday let

0.65 acre (to be confirmed by title)

£240,000

Conservatory

Double glazing & air source heating

Description:

Chapuill House is a spacious three bedroom detached property located approx. 2 miles from the outskirts of the popular village of Glenelg. The property sits in a peaceful glen with lovely rural views.

The house is a delightful three bedroom property located close to the friendly village of Glenelg and within easy reach of all of the amenities and facilities that the village has to offer. The property has been well maintained by the current owner and offers bright and spacious living accommodation.

The accommodation within is set over two levels and comprises: Entrance porch and lobby, kitchen/dining area, living room, sitting room, conservatory, utility area and W.C. on the ground floor and three bedrooms (two with en-suite facilities) on the first floor. The property further benefits from modern UPVC double glazing throughout, air source heating, bamboo wood flooring, ample built in storage and a multi fuel stove.

Externally the property sits within generous garden grounds (circa 0.65 acre) which is mainly laid to lawn and bordered by mature trees. A private drive leads through a gate from the quiet road, leading to a spacious gravelled area for parking.

Chapuill House is a wonderful property positioned in a peaceful setting and would make a wonderful family or holiday home.

Location:

The property is conveniently positioned to take advantage of the facilities that the friendly village of Glenelg has to offer, which includes a village shop, post office, a hotel, a 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. Secondary schooling is available in Plockton and a school bus is in operation.



ACCOMMODATION

Entrance porch and lobby

Porch: 7'01" x 6'06" (2.17m x 1.98m)
Lobby: 6'09" x 3'11" (2.07m x 1.21m)



Kitchen/dining area

20'02" x 15'08" (6.15m x 4.79m) at max.

Living room

20'01" x 16'0" (6.12m x 4.9m)

Sitting room

15'11" x 15'10" (4.86m x 4.83m)

Conservatory

16'05" 7'10" (5.03m x 2.4m)

Utility area

9'08" x 5'11" (2.95m x 1.81m)

W.C.

5'10" x 5'08" (1.79m x 1.74m)

Landing

9'08" x 6'01" (2.94m x 1.87m)

Bedroom One

13'10" x 13'06" (4.24m x 4.12m)

En-suite bathroom

9'03" x 4'10" (2.84m x 1.49m)

Bedroom Two

14'0" x 11'03" (4.27m x 3.43m) at max.

En-suite shower room

9'04" x 3'08" (2.86m x 1.12m)

Bedroom Three

15'08" x 13'06" (4.79m x 4.12m) at max.





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



Council Tax: Band E

EPC Rating: D

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:

Please contact The Isle of Skye Estate Agency.

Services:

Mains electricity. Private water supply. Drainage is by way of a septic tank. Air source heating.

Entry:

By mutual agreement.

Directions:

Take the A87 to Glenelg. After driving through and exiting the village, take the left turn signposted 'Glenelg Brochs'. Once past both Brochs and after the next cattle grid the property is the 1st house on the right.

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

Kyle Office: Main Street

Portree

Kyle of Lochalsh

Isle of Skye

Ross-Shire

IV51 9ER

IV54 8RD