



# The Isle of Skye Estate Agency

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**Dunrowan, Main Street, Kyle**

1 Bedroom  
First Time Buy

One floor  
Central Location

**Offers Over**

**£57,000**

Fully fitted Kitchen  
Main St

Conveniently situated within the friendly village of Kyle, Dunrowan occupies a desirable position being close enough to take advantage of the many facilities that the village has to offer.

Located centrally on Kyle Main Street the subjects for sale comprises of a one bedroom first floor flat.

The flat has been decorated in neutral tones throughout and is set over one level with the accommodation comprising of; entrance hallway, kitchen, living room, double bedroom and shower room.

The property benefits from having a newly fitted kitchen, double glazing throughout and electric storage and panel heaters.

Externally there is a small low maintenance garden to the rear of the property with off-street parking available close by.

Dunrowan provides the opportunity to create a first time home and also makes an ideal 'buy-to let' opportunity.

#### Accommodation

Steps lead to UPVC and glazed entrance door with the accommodation within comprising of:

##### Entrance Hallway

Hallway providing access to all accommodation. Laminate flooring. Neutral decor. 2 Sky lights.

21'04 x 3'01 (6.50m x 0.94m)

##### Kitchen

Fitted kitchen with a good range of wall and base units with contrasting worktop over. Integrated oven and hob with extractor hood. Splash back. Neutral decor. Stainless Steel sink with mixer tap. Tiled flooring. Cupboard housing electric meter and fuse boards.

6'10 x 9'05 (2.09m x 2.89m)

##### Living Room

Step down from the kitchen lead into living room with window to the front. Open shelving. Storage cupboard housing hot water tank. Laminate flooring. Neutral decor.

13'07 x 12'05 (4.15m x 3.80m) at widest.

##### Bedroom

Double bedroom decorated in neutral tones. Laminate flooring. One window to side and one to rear. Radiator

9'08 x 9'02 (2.95m x 2.79m)

##### Shower Room

Accessed from bedroom. White 3 piece suite comprising W.C., wash hand basin and walk-in electric Mira shower. Shelving. Tiled flooring. Window to the side. Neutral decor.

4'11 x 9'11 (1.25m x 3.02m)

