



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



5 Heathmount Place, Kyle of Lochalsh. IV40 8BT

Loch views

Three bedrooms

Spacious accommodation

Front and rear gardens

Offers over

Family home/holiday let

Rear utility/storage area

£135,000

Ample built in storage

Double glazing & Oil heating

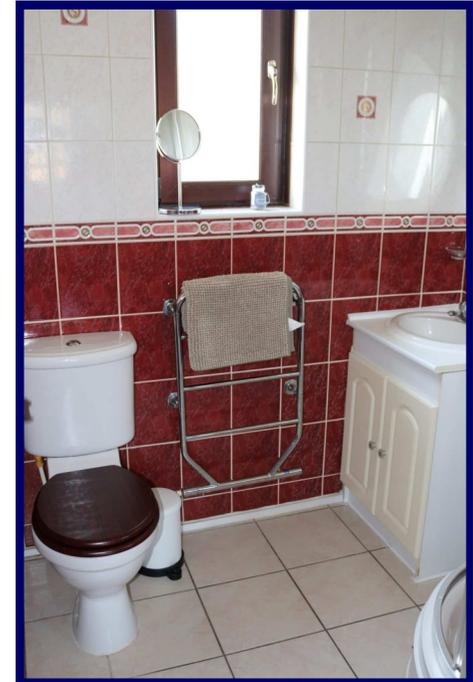
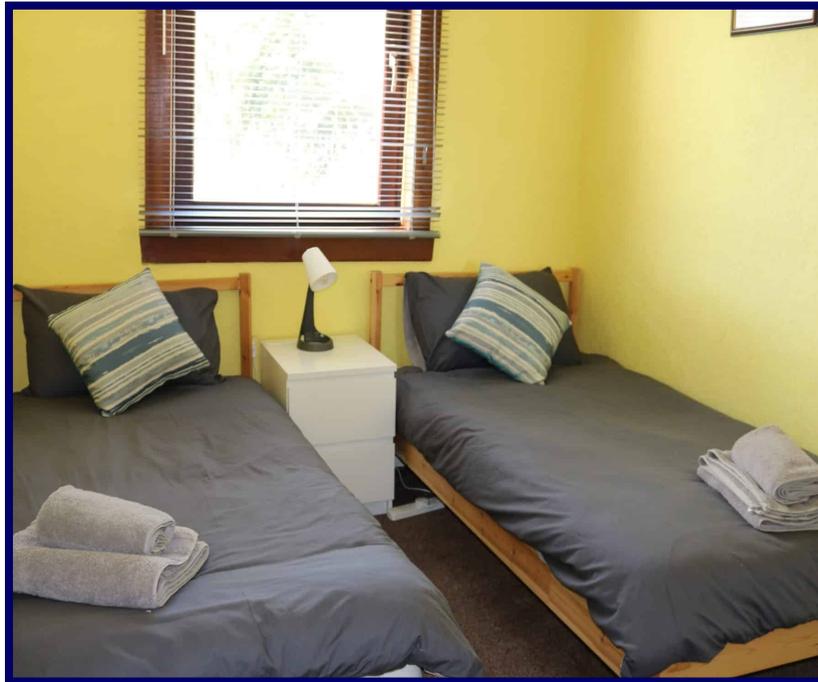
Description:

5 Heathmount Place is a lovely three bedroom semi detached property which is perfectly placed in an elevated position to take advantage of the surrounding loch and mountain views. Located within the popular village of Kyle of Lochalsh this property is conveniently situated to take advantage of the many facilities that the village has to offer.

The accommodation within comprises: Entrance porch, hallway, living room, kitchen, double bedroom, rear store/utility and W.C, and shower room with W.C. Stairs from the hall lead to the upper floor with two further double bedrooms. Overall the rooms are generously proportioned and the property benefits from oil central heating and UPVC double glazing.

Externally a well maintained garden surrounds the property which is laid mainly to lawn with gravelled areas. Off road parking is available.

Kyle of Lochalsh is a busy village and offers all the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of a dentist, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness the capital of the Highlands, which is approximately 82 miles to the east. Primary schooling is available in Kyle of Lochalsh with a secondary school in Plockton just 6 miles away. The location offers all the advantages of village living and yet is close enough to the many hill and coastal walks, mountain trails and places of interest to visit, with the Skye bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer.



VESTIBULE AND INNER HALL

Entrance vestibule with internal door leads into hallway, providing access off to living room, bathroom, bedroom and storage cupboard. Small window to front. Laminate Flooring. Stairs to upper floor.

LIVING ROOM

Spacious room with double windows to front. Feature open fire with tiled fireplace that currently houses electric fire. Size 15' 0" x 11' 0" (4.57m x 3.49m).

KITCHEN

Worktops with cupboards. Window to rear. Integrated Oven and Cooker, Sink with drainer. Door out to Store/utility, W.C and garden. Radiator. Vinyl flooring. Size 11' 09" x 8' 07" (3.59m x 2.62m).

REAR STORE/UTILITY

Area providing sufficient space for changing boots, coats etc and ample storage. Houses Boiler. External door leads out to the rear garden.

W.C

2 piece suite including W.C and wash hand basin. Concrete flooring. Size 2' 52" x 5' 51" (0.77m x 1.68m).

BEDROOM ONE

Bedroom with window to rear. Single built in wardrobe. Carpet. Size 10' 11" x 8' 01" (3.33m x 2.46m)

SHOWER ROOM

3 piece suite comprising W.C., wash hand basin, shower cubicle with electric shower. Tiled walls. Frosted window to rear. Tiled flooring. Size 6'04" x 5' 07" (1.93m x 1.72m) at max.

UPPER FLOOR LANDING

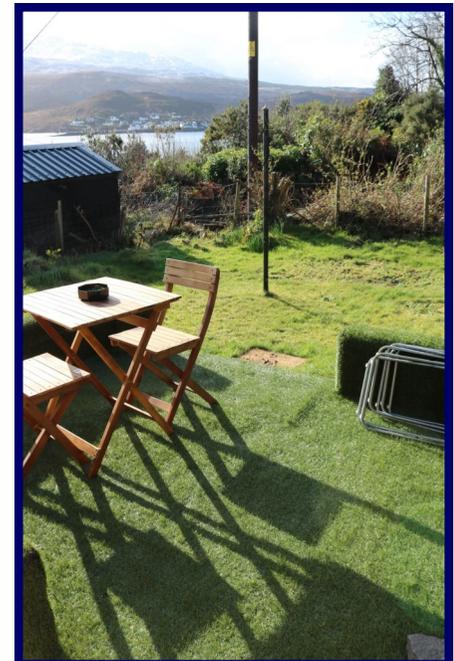
Carpeted stairs lead up to landing area. Window to side. Access off to 2 further bedrooms. Ample storage with 3 built in cupboards. Hatch to loft. Carpet. Size 15' 11" x 3' 4" (4.84m x 1.01m)

BEDROOM TWO

Spacious double size bedroom with window to front. Carpet. Size 9' 00" x 12'00" (2.75m x 3.68m)

BEDROOM THREE

Another generous sized room, large double window to rear. Laminate floor. Size 15' 01" x 10' 09" (4.60m x 3.29m)





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Services:

Mains water, drainage and electricity. Oil fired central heating.

Council Tax: Band B

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:

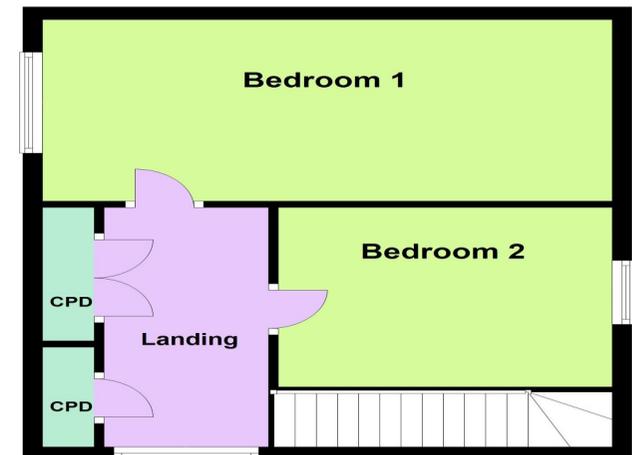
By mutual agreement.

Directions: Follow directions in Kyle of Lochalsh towards the swimming pool. Continue left on to Plock Road and keep going to Heathmount Place and the property is the third house on the left.

Ground Floor



First 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.

The Isle of Skye Estate Agency

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