

Kyle of Lochalsh  
Ross-Shire  
IV54 8RD

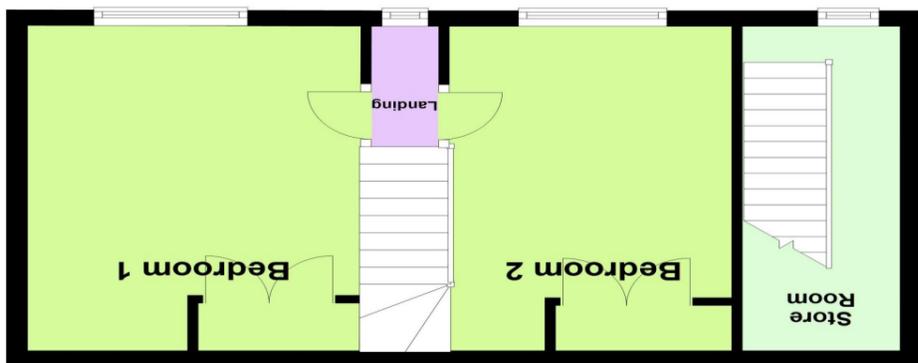
Kyle Office: Main Street

Isle of Skye  
IV51 9ER  
Portree

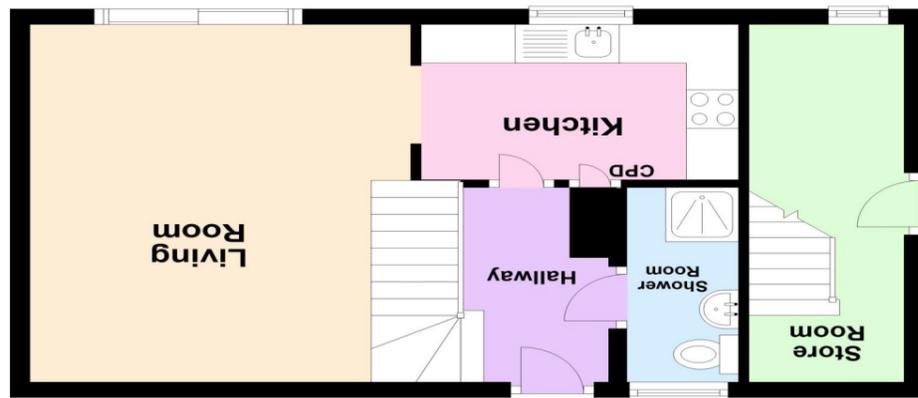
Portree Office: Bridge Road

The Isle of Skye Estate Agency

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.



First Floor



Ground Floor

Reraig forms part of the area known as Balmacara which is surrounded by woodland and mountains. Immediate facilities are available in the village of Lochalsh just 3 miles to the west and offers very good services. The railway station provides a regular service to Inverness. The Skye Bridge is located in Kyle and provides access onto the Island.

**Location:**

From Kyle of Lochalsh continue on the A87 until you reach the Balmacara Hotel and take the next right into The Stables, which is directly opposite the junction for Reraig Campsite.

**Directions:**

By mutual agreement.

**Entry:**

Strictly by appointment through The Isle of Skye Estate Agency.

**Viewings:**

Please contact The Isle of Skye Estate Agency.

**Home Report:**

Band F

**EPC Rating:**

Band B

**Council Tax:**

Mains Electricity, Drainage and Water

**Services:**

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

# The Isle of Skye Estate Agency



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**No. 1 The Stables, Reraig, Balmacara**

Rear garden  
Sea and mountain views

End of terrace  
Family Home

**Offers Over**

2 Bedroom  
Buy to Let

**£115,000**

2 storey storage area  
Close to local amenities

## Description:

Number 1 The Stables is a delightful two bedroom end terrace property in the very popular village of Reraig, Balmacara, occupying a desirable location from where there are expansive mountain and Loch views.

The property is the first in a row of 4 terraced properties and offers a comfortable home with the accommodation within comprising: entrance hallway, kitchen, living room and shower room on the ground floor and two bedrooms on the first floor with ample storage available throughout. The property benefits from an additional 2 storey private storage area, accessed via a door to the side of the property.

Balmacara is a picturesque and friendly village surrounded by hills and woodland hosting many walks. The accommodation has been designed to allow all windows to absorb and take advantage of the ever changing dramatic scenery.

Located directly off the A87 the property is set back from the road with a pretty garden to the rear from where there are widespread open views across Loch Alsh towards the Cuillins and Skye Bridge. There is off road parking available at the front of the property.

Number 1 The Stables provides the opportunity to create a family home and also makes for an ideal 'buy-to let' property.



## Ground Floor

### Hallway

Size 7' 05" x 8' 06" (2.28m x 2.60m) at max.

### Kitchen

10' 01" x 6' 10" (3.08m x 2.09m).

### Living Room

Size 11' 10" x 15' 06" (3.62m x 4.52m) at max.

### Shower Room

8' 03" x 4' 04" (2.53m x 1.33m).

## First Floor

### Landing

14' 0" x 2' 10" (4.53m x 0.87m) at max.

### Bedroom One

10' 04" x 13' 06" (3.16m x 4.12m)

### Bedroom Two

8' 11" x 13' 06" (2.74m x 4.12m)

### External storage

Ground floor - Size 15' 06" x 8' 01" (4.74m x 2.48m) at max.

Upper level - Size 13'06" x 8'01" (4.13m x 2.48m) at max.

