



# The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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**1 Glebe Road, Inverinate, Kyle, IV40 8HD**

Semi-Detached Bungalow

Oil Fired Central Heating

2 Bedrooms

Garden Grounds and Off Street Parking

Loch & Mountain Views

Close to Local Amenities

**Offers Over £155,000**

## Description:

1 Glebe Road is a delightful semi-detached bungalow in the picturesque village of Inverinate, occupying a desirable location from where there are expansive spectacular views over Loch Duich towards the 5 Sisters of Kintail.

1 Glebe Road is a spacious two bedroom semi-detached property located on the shore of Loch Duich. The property has been well maintained by the current owner and is ideally situated to take advantage of the local amenities and breathtaking views the area has to offer.

The accommodation within comprises: Entrance Hallway, Lounge, Kitchen/Diner, Rear Lobby, Bathroom and Two Double Bedrooms with ample built in storage available throughout. The property benefits from oil fired central heating and UPVC double glazing.

Inverinate is a scenic 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 on the shore of Loch Duich with a pretty garden to the front from where there are widespread open views towards the 5 Sisters of Kintail. There is off road parking available at the side of the property.

1 Glebe Road presents a wonderful opportunity to create a lovely family home or first time buyers property. Viewing is highly recommended to fully appreciate the setting and views on offer.



## Room sizes:

### Ground Floor

#### Entrance Hallway

3.40m x 2.74m (11'02" x 8'11).

#### Lounge

3.92m x 3.82m (12'10" x 12'06").

#### Kitchen/Diner

3.50m x 3.00m (11'05" x 9'09").

#### Rear Lobby

3.11m x 2.05m (10' 02" x 6'08") at max.

#### Bathroom

2.35m x 1.43m (7'08" x 4'08").

#### Bedroom

4.06m x 2.99m (13'03" x 9'09") at max.

#### Bedroom

3.81m x 2.93m (12'06" x 9'07").





## Services:

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

## Council Tax:

Band B

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

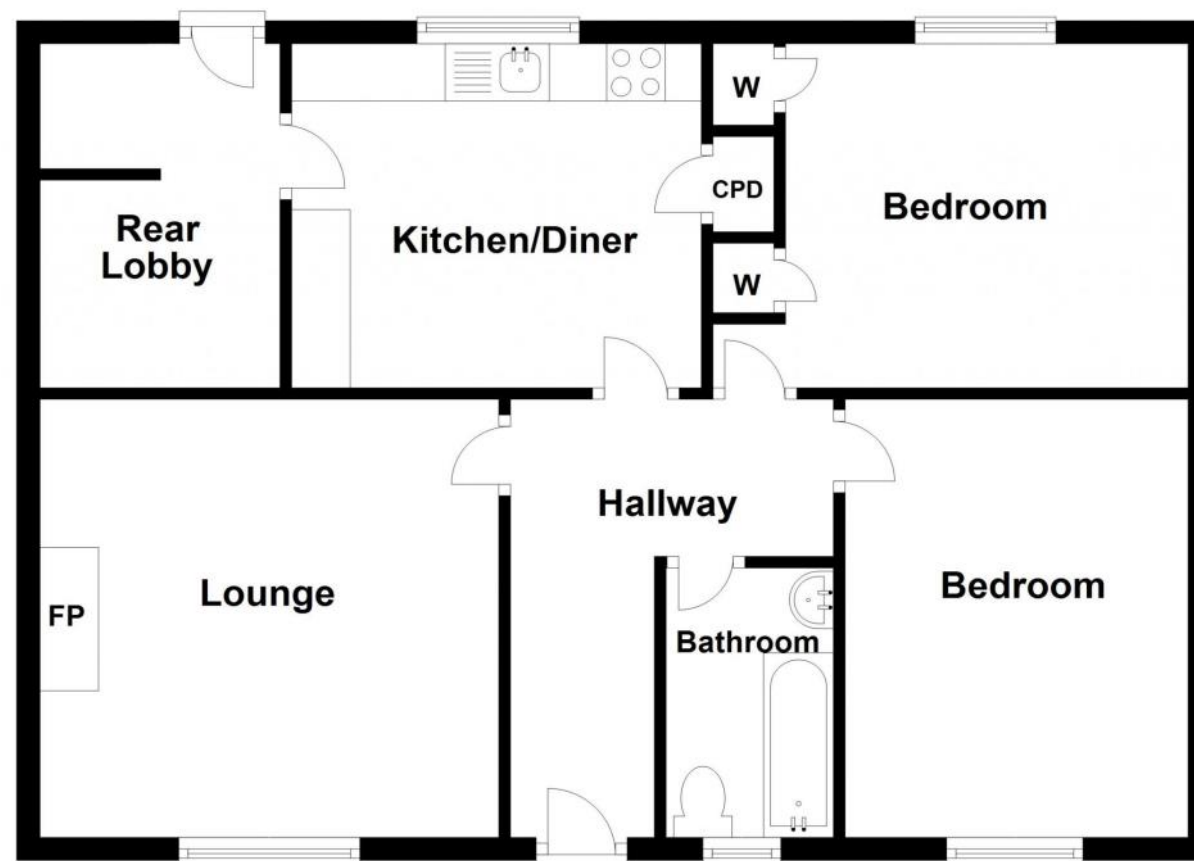
By mutual agreement.

## Directions:

From Kyle of Lochalsh, take the A87 towards Inverness. Enter the second 40mph zone passing the community hall on the right. The turn off is a few hundred yards on with a sharp turn to the right with a sign for Glebe Road on the corner. 1 Glebe Road is the first property on the right hand side.

## Ground Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



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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