



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



1 Ivy Place, Main Street, Kyle of Lochalsh

Centrally Located Property

3 Bedrooms

Low Maintenance Garden

Modern Family Home

Offers Over £145,000

UPVC Double Glazing, Air Flow Central Heating

Walk-In Condition

Description:

1 Ivy Place is a modern three bedroom end of terrace property located centrally within the village of Kyle and is ideally positioned to take advantage of all the amenities on offer.

1 Ivy Place is a modern three bedroom property situated in the heart of Kyle and is presented in walk-in condition. The spacious accommodation within is set out over two floors and comprises :
- Living Room, Hallway, Wet Room, Kitchen Diner on the ground floor and three bedrooms and family bathroom located on the first floor.

The property is well maintained and was completed in 2014 and boasts bright and airy living accommodation allowing in plenty of natural light, neutral decor throughout and further benefits from Air source central heating. ample storage and double glazing throughout.

Externally the property sits within a low maintenance garden to the rear and side which is currently laid to gravel and provides space for off street parking to the rear and side of the property.



Room sizes

Ground Floor:

Lounge: 14' 08" x 15' 07" (4.48m x 4.75m)
at max.

Hallway: 5' 03" x 3' 04" (1.61m x 1.02m).

Kitchen /Diner: 12' 00" x 14' 07" (3.68m x 4.4m).

Wet Room: 5' 02" x 5' 02" (1.60m x 1.60m)

Upper Floor:

Landing: 10' 07" x 14' 67 " (3.20m x 4.47m)
at max.

Bedroom One: 12'01" x 9' 09" (3.70m x 2.98m)

Bedroom Two: 15' 00" x 8'03" (4.59m x 2.52m)

Bedroom Three: 11' 04" x 6' 01" (3.47m x 1.86m) at max.

Bathroom: 6'11" x 8' 07" (2.11m x 2.62m)
at max.





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Council Tax:

D

Entry:

By mutual agreement.

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

Full air source central heating system which also provides hot water. Mains Electricity, Drainage and water. Telephone and Broadband.

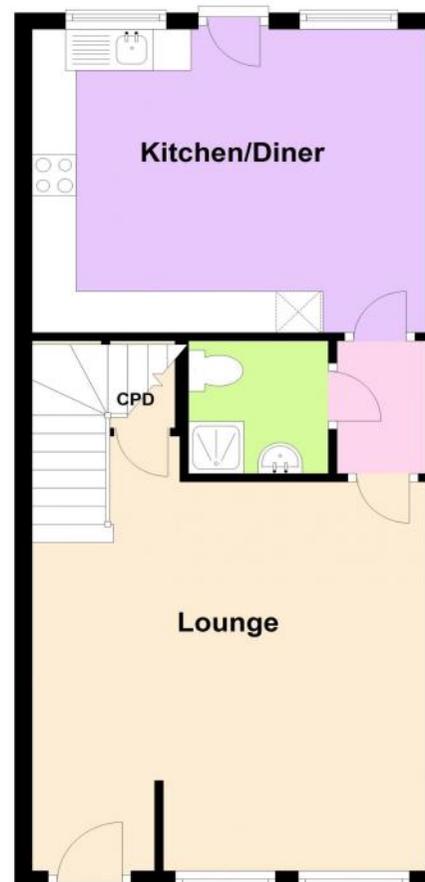
Directions:

Continue towards Plockton via Kyle Main Street, you will pass the police station on your right, continue on up the hill for around 50m. 1 Ivy Place lies directly on your right opposite the village hall.

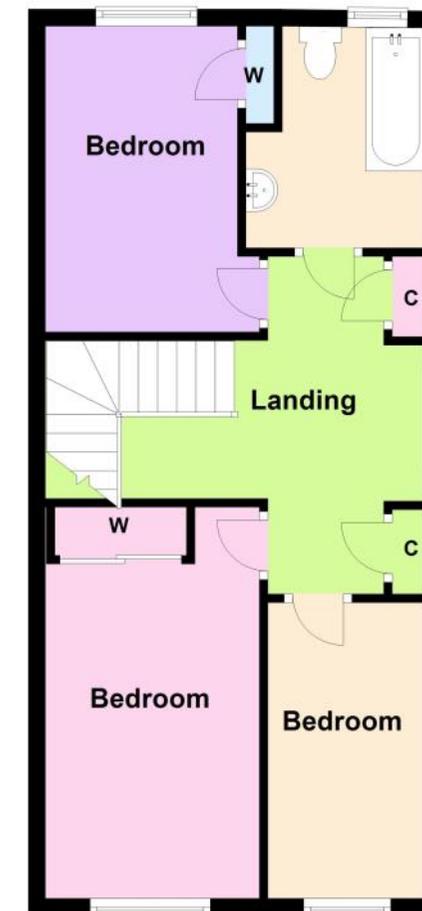
Location:

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.

Ground Floor



First Floor



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.