



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 Kirkton Cottage, Glenelg, IV40 8JR.

Offers Over £165,000

End of Terrace
One Bedrooms

Electric Central Heating & Double Glazing
Grade B Listed

On Street Parking
Sea and Mountain Views

Description:

1 Kirkton Cottage is a modernised one bedroom Grade B listed end of terrace property located in the picturesque village of Glenelg. The property occupies an enviable position overlooking Kyle Rhea towards the Isle of Skye.

1 Kirkton Cottage dates from circa 1800 and was built for the officers who were resident in the area at that time and useful given its proximity to the Bernea Barracks. Being of historical interest, 1 Kirkton Cottage is classified as a 'Grade B' listed building. The property has been renovated to a high standard and makes for a desirable home in a wonderful location.

The spacious accommodation within comprises; entrance porch, lounge, dining room and kitchen located on the ground floor with one double bedroom and a large contemporary bathroom on the first floor. The house benefits from double glazing, electric central heating and ample built-in storage space throughout.

1 Kirkton Cottage hosts limited garden grounds with small strips of land to the front and rear of the property. On street parking is available to the front of the property.

This property offers purchasers the opportunity to create a wonderful family home or holiday let set in the heart of Glenelg offering views over Glenelg Bay and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Porch: 5'07" x 3'09" (1.72m x 1.17m)

Lounge: 16'10" x 11'03" (5.14m x 3.44m) at max.

Dining Room: 11'02" x 8'01" (3.42m x 2.49m)

Kitchen: 10'11" x 8'00" (3.35m x 2.44m)

First Floor:

Bedroom One: 14'04" x 11'03" (4.38m x 3.43m)

Bathroom: 13'10" x 12'03" (4.23m x 3.74m) at max.





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Services:

Mains Water, Electricity and Drainage. Electric Central Heating.

Council Tax: Band C

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

Take the A87 to Glenelg. Upon entering the village continue until reaching the village shop on the left hand side. 1 Kirkton Cottage is directly opposite the village shop.

Location:

The property is in the heart of the village of Glenelg and is therefore extremely well positioned to take advantage of the facilities that this friendly village has to offer. The village shop is directly opposite, with a hotel, primary school, medical centre and a popular community centre within easy walking distance. Glenelg Bay is less than a minute's walk away and offers magnificent views across Kyle Rhea to the Isle of Skye. The larger village of Kyle of Lochalsh is approx. 23 miles away and has many amenities on offer including a supermarket, shops, post office, bank and a leisure centre. From April to October a turntable ferry operates between Glenelg to Kylerhea.



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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IV51 9ER
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Ross-Shire
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