



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



14 Kyleside, Kyleakin, Isle of Skye, IV41 8PW.

Semi Detached House

3 Bedrooms

Sea Views

Enclosed Garden Grounds

Offers Over £165,000

Oil Central Heating, Double Glazing

Private Residents Only Parking

Description:

14 Kyleside is a well presented three bedroom semi detached property located in the picturesque village of Kyleakin affording wonderful sea views over Loch Alash, the Skye Bridge and the mainland.

14 Kyleside is a delightful three bedroom property centrally located in Kyleakin close to all amenities and facilities the village has to offer. The property has been well maintained by the current owner and is presented in walk-in condition with bright and spacious living accommodation.

The accommodation within is set out over two floors and comprises of hallway, lounge, kitchen, rear porch and bathroom on the ground floor with three bedrooms located on the first floor. The property is decorated in neutral tones throughout and further benefits from UPVC double glazing, oil fired central heating and neat garden grounds.

Externally the property sits within well maintained garden grounds which are mainly laid to lawn with shrubs, bushes and an established hedge providing privacy. Additionally the garden hosts two sheds, one with power and private residents only parking is available to the front of the property.

14 Kyleside would make the perfect family home or buy to let property located close to all the local amenities Kyleakin has to offer, all with exclusive sea views.



Room sizes

Ground Floor:

Hallway: 12'07 x 6'06 (3.85m x 1.98m).

Lounge: 15'03 x 12'05 (4.66m x 3.79m).

Kitchen: 15'03 x 8'11 (4.66m x 2.72m).

Rear Porch: 7'10 x 3'09 (2.39m x 1.16m).

Bathroom: 9'00 x 6'06 (2.75m x 1.98m).

First Floor:

Landing: 10'07 x 6'06 (3.23m x 1.99m).

Bedroom One: 15'04 x 9'00 (4.68m x 2.45m) at max.

Bedroom 2: 12'07 x 9'00 (3.84m x 2.75m) at max.

Bedroom 3 : 12'06 x 9'04 (3.83m x 2.86m) at max.





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Services:

Mains electricity, water and drainage. Oil 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:

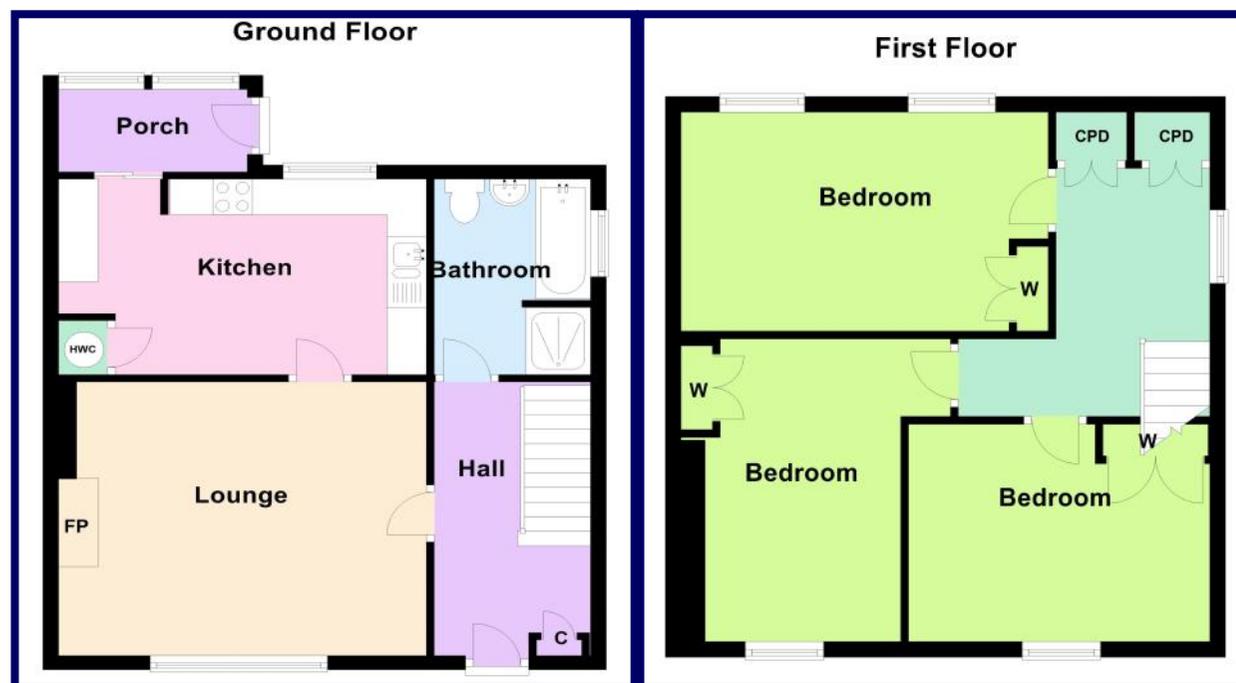
By mutual agreement.

Directions:

On reaching the Kyleakin roundabout after crossing the Skye Bridge, take the first exit. Continue through Kyleakin and take the second right after the Community Centre, 14 Kyleside will be directly in front of you as you pull in.

Location:

Kyleakin on the Isle of Skye is a friendly, popular village which has many facilities on offer including a village shop, post office, café, hotels and pubs, along with a popular community centre. Situated between Kyleakin and Kyle of Lochalsh on the mainland is Eilean Ban island – a 6 acre nature haven nestling below the Skye Bridge and which provides a place of interest to both locals and visitors alike. Kyleakin is connected via the Skye Bridge to the larger village of Kyle and is well placed to access the amenities that this larger village has to offer including a supermarket, shops, post office, hairdresser, bank, leisure centre/ swimming pool and with facilities of a modern medical centre and dentists. A regular bus service runs between both of these villages. Primary schooling is available in Kyleakin, with secondary schooling in nearby Plockton.



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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Portree Office: Bridge Road

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IV51 9ER

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Kyle of Lochalsh
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