



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



15 Cnoc Terrace, Kyle of Lochalsh. IV40 8AN

Three bedrooms

Front and rear garden

Sun Room

Lovely family home or holiday let

Offers over £162,500

Double Glazing & electric heating

Popular location

Description:

15 Cnoc Terrace is a delightfully spacious three bedroom semi detached property located within the village of Kyle. The property is situated on a quiet street and is presented in walk-in condition.

The accommodation within is set out over two floors and comprises: Entrance Hall/Dining Room, Kitchen/Utility area, Sun Room, Cloakroom with W.C., Family Bathroom, Lounge and a Double Bedroom on the ground floor, with stairs leading from the Hall to the first floor providing access to two further Double Bedrooms.

The front garden is low maintenance and offers a perfect place to sit and enjoy the peaceful location. The garden at the rear is mainly laid to lawn with a variety of shrubs and established trees. A concrete shed with electricity provides additional storage. A rear patio area offers a lovely spot to enjoy the pretty garden.

15 Cnoc Terrace would make a lovely family home or buy to let property located close to all the local amenities that Kyle has to offer.

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.



Room sizes

Entrance Hall/Dining Room

4'10" x 4'06" (1.49m x 1.39m)

Hallway

6'05" x 5'09" (1.97m x 1.76m).

Kitchen/Utility Area

9'01" x 8'05" (2.78m x 2.58m)

Lounge

17'10" x 11'07" (5.45m x 3.55m)

Bathroom

8'05" x 7'01" (2.58m x 2.16m) at max.

Rear Vestibule (Sun Room)

8'05" x 7'01" (2.58m x 2.16m) at max.

Cloakroom with W.C.

8'05" x 7'01" (2.58m x 2.16m) at max.

Bedroom One

11'08" x 10'01" (3.57m x 3.09m)

Bedroom Two

8'05" x 7'01" (2.58m x 2.16m) at max.

Bedroom Three

8'10" x 8'05" (2.69m x 2.58m) at max.





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Council Tax:

Band C

Entry:

By mutual agreement.

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Services:

Mains water, drainage and electricity.

Directions:

From the A87 in Kyle of Lochalsh, take the turn into Stoney Road. Follow the road round and take the turn into Cnoc Terrace. Drive to the top of the road and number 15 is on the right hand side.



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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