

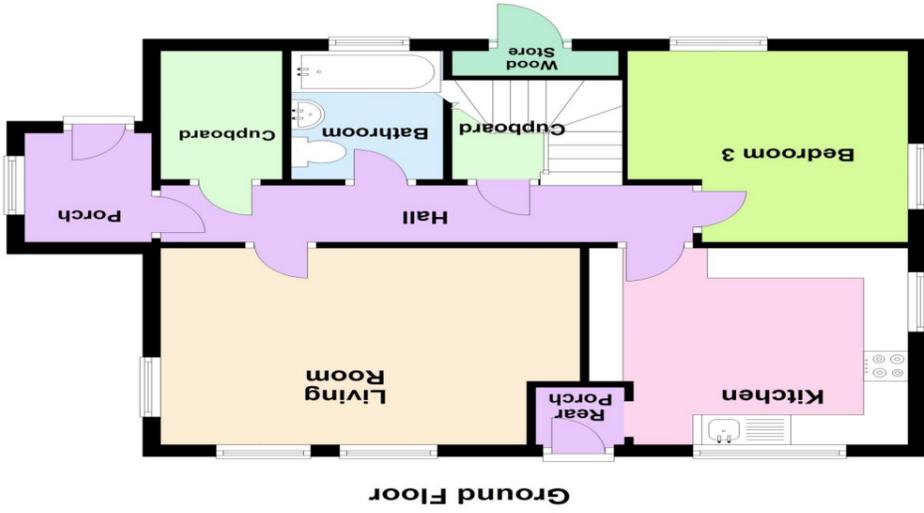
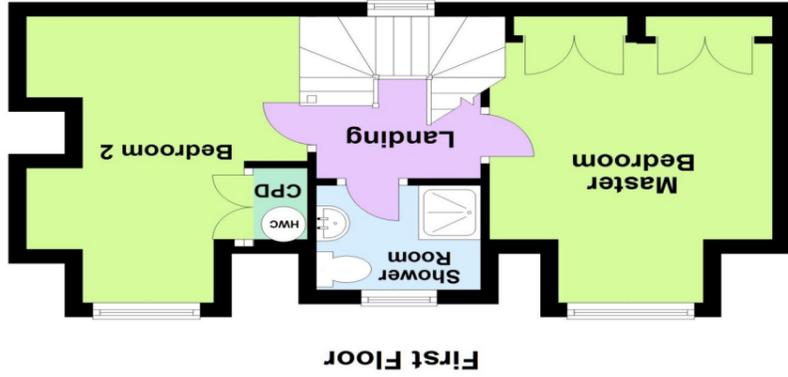
Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. 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.

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.

Portree Office: Bridge Road
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
IV40 8AB

The Isle of Skye Estate Agency



Directions:
From the A87 take the turn into Langlands Terrace (opposite the fuel station). Follow the road all the way to the top and take a right turn just before reaching the end of the road. The property can be found on the right hand side in the corner.

Entry:
By mutual agreement.

Viewings:
Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:
Please contact The Isle of Skye Estate Agency.

EPC Rating:
Band E

Council Tax:
Band D

Services:
Mains water, electricity and drainage.



The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk
01478 612 683
Kyle Office: kyle@iosea.co.uk
01599 534 555

www.iosea.co.uk



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18 Langlands Terrace, Kyle of Lochalsh. IV40 8AW.

Offers over £175,000

Detached House
Three Bedrooms

Stunning Loch and Island views
Enclosed Garden Grounds

UPVC Double Glazing & Electric Heating
Immaculate condition

Two Bathrooms
Ample Built in Storage

Description:

18 Langlands Terrace is a delightful three bedroom detached property located in the popular village of Kyle. The property offers spacious accommodation and is presented in immaculate condition. Stunning views across Kyle, Loch Alsh and towards the Isles of Skye and Raasay are afforded.

The property offers the following accommodation: Ground floor; Entrance porch, hall, kitchen, living room, bathroom, rear porch and one double bedroom. First floor; two double bedrooms and a shower room with W.C. The property benefits from electric heating, UPVC double glazing and ample built in storage.

Externally the property sits within a fully enclosed wrap around garden. There is an integrated wood store, with separate access door, for external storage.

18 Langlands Terrace would make a wonderful family home, or holiday home/let, located close to local amenities in a beautiful elevated setting, affording stunning views.

Location:

Kyle of Lochalsh is a large 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 dentists, medical centre, swimming pool & gym. There are bus and railway links with a regular train service operating to Inverness the capital of the Highlands. 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 to visit locally, with the Skye bridge providing direct access to the beautiful Isle of Skye and all the attractions it has on offer.



Room sizes

Ground Floor:

Entrance Porch:

5'11" x 4'08" (1.81m x 1.43m)

Hall:

19'08" x 3'01" (5.99m x 0.95m)

Living Room:

15'06" x 10'09" (4.72m x 3.29m) at max.

Kitchen:

10'09" x 11'09" (3.29m x 3.59m) at max.

Rear Porch:

3'04" x 2'11" (1.02m x 0.90m)

Bedroom Three:

10'06" x 10'05" (3.22m x 3.19m) at max.

Bathroom:

7'0" x 5'07" (2.15m x 1.71m)

First Floor:

Master Bedroom:

13'04" x 10'05" (4.06m x 3.19m) at max.

Bedroom Two:

14'0" x 10'05" (4.27m x 3.17m) at max.

Shower Room with W.C:

6'0" x 4'10" (1.85m x 1.48m)

