



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 27 Heathmount Road, Kyle of Lochalsh. IV40 8BU.

Three bedrooms

Front, side and rear garden

Lovely family home or holiday let

Double glazing & oil central heating

**Offers over £140,000**

Ample built in storage

Convenient location

## Description:

**27 Heathmount Road is a well presented three bedroom end of terrace property in the popular village of Kyle of Lochalsh. It is conveniently positioned to take advantage of all of the amenities that the village has to offer.**

The property offers the following accommodation which is set out over three floors; entrance porch/storage area, kitchen/diner, living room, three double bedrooms and a modern family bathroom.

The property benefits from oil fired central heating, UPVC double glazing and ample built in storage throughout. The garden is located to the rear and side and there is plentiful on street parking available at the front of the property.

27 Heathmount Road provides the opportunity to create a lovely family home in a popular village location and could also make for an ideal 'buy-to-let' property.

## 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, post office, bank, 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. The Skye Bridge provides access from Kyle to the Isle of Skye and all of the amenities and attractions it has to offer.



## Room sizes

### Entrance Porch/storage area

6'08" x 5'06" (2.03m x 1.68m) at max.

### Landing

6'08" x 5'06" (2.03m x 1.68m) at max.

### Kitchen/diner

15'10" x 8'09" (4.83m x 2.69m)

### Lounge

15'10" x 13'04" (4.83m x 4.09m) at max.

### 2nd Landing

10'0" x 2'11" (3.07m x 0.91m)

### Bathroom

6'07" x 5'08 (2.02m x 1.75m)

### Bedroom One

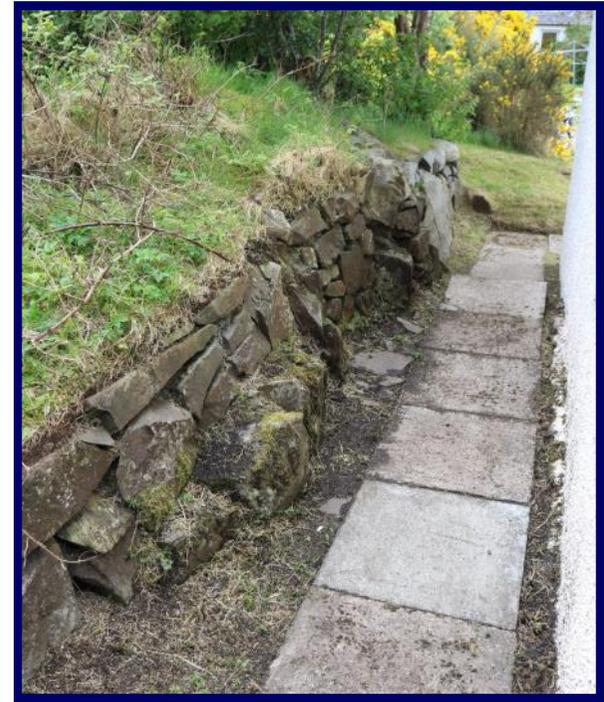
13'11" x 8'10" (4.26m x 2.71m)

### Bedroom Two

13'05" x 8'10" (4.09m x 2.69m) at max.

### Bedroom Three

11'07" x 6'09" (3.53m x 2.06m)





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01599 534 555

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## Council Tax:

Band B

## Entry:

By mutual agreement.

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

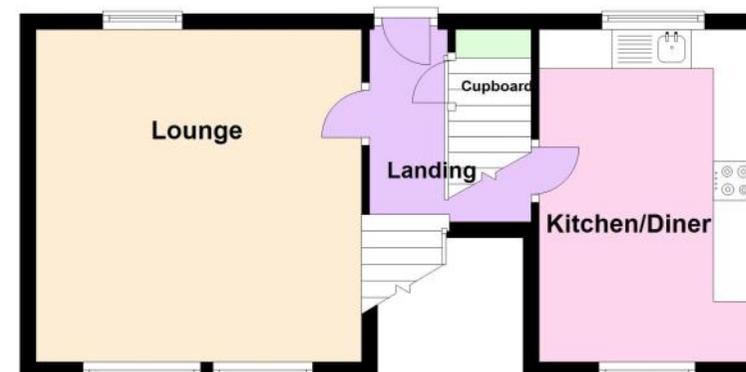
## Services:

Mains water, drainage and electricity. Oil fired central heating.

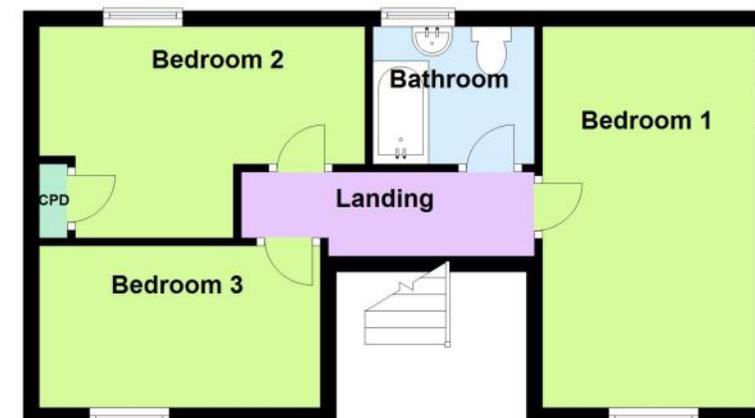
## Directions:

From Main Street in Kyle, turn left at the end up Plock Road. Follow the road all the way up until reaching Heathmount Road on the right. Go right up to the end and no. 27 is the last house on the left.

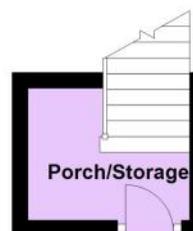
First Floor



Second Floor



Ground Floor



## The Isle of Skye Estate Agency

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.

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

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