



# 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



## 3 Kyleside, Kyleakin, Isle of Skye, IV41 8PW

**Fixed Price £180,000**

Semi Detached Property

Oil Central Heating & Double Glazing

Sea Views

Two Double Bedrooms

Fully Enclosed Garden Grounds

Ideal First Time Buyers Property

## Description:

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

3 Kyleside is a delightful two 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; entrance porch, living room, kitchen and sun room on the ground floor with two bedrooms and bathroom 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 fully enclosed garden grounds which are mainly laid to lawn with off street parking available via the driveway to the side of the property.

3 Kyleside would make an ideal first time buyer property 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:

**Entrance Porch:** 1.49m x 1.47m (4'10" x 4'09").

**Living Room:** 4.81m x 4.61m (15'09" x 15'01") at max.

**Kitchen:** 4.80m x 2.19m (15'09" x 7'02") at max.

**Sunroom:** 3.90m x 4.57m (12'09" x 14'11") at max.



### Upper Floor:

**Landing:** 2.04m x 2.00m (6'08" x 6'06").

**Bedroom One:** 3.72m x 2.75m (12'02" x 9'00").

**Bedroom Two:** 4.26m x 3.16m (13'11" x 10'04") at max.

**Bathroom:** 1.94m x 1.56m (6'04" x 5'01").





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## Services:

Mains water, electricity 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

## Entry:

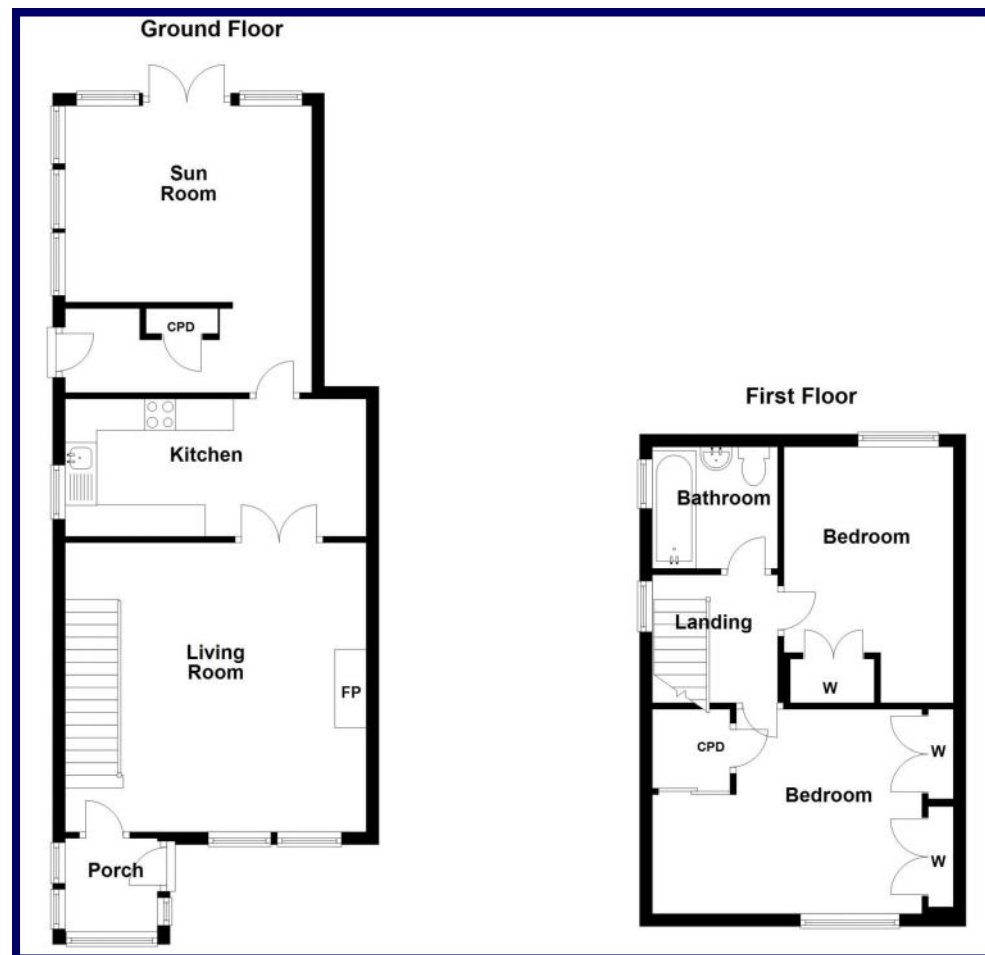
By mutual agreement.

## Directions:

On reaching the Kyleakin roundabout after crossing the Skye Bridge, take the first exit. Continue through Kyleakin and 3 Kyleside will be clearly marked on your right hand

## 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.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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

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.