



# The Isle of Skye Estate Agency

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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 Lochalsh Road, Kyle of Lochalsh

Centrally Located Property

3 Double Bedrooms

Low Maintenance Garden

Modern Family Home or First Time Buyers Property

**Offers Over £145,000**

UPVC Double Glazing, Oil Central Heating

Walk-In Condition

## Description:

**3 Lochalsh Road is a delightful three bedroom semi detached property located centrally within the village of Kyle, boasting wonderful sea views across Kyle Akin, the Skye Bridge, Castle Maol and surrounding mountains. The property is ideally positioned to take advantage of all the amenities on offer.**

3 Lochalsh Road is a delightful bright and airy three bedroom property situated in the heart of Kyle and is presented in walk-in condition. The spacious accommodation within is set out over two floors and comprises :- Entrance Porch, W.C. Sitting Room, Hallway, large Kitchen/Dining Room, with stairs leading to a large landing, the three bedrooms and family bathroom with separate shower on the first floor.

The property is well maintained and boasts ample windows allowing in plenty of natural light with the wonderful sea views on offer. The property is decorated in neutral tones throughout and further benefits from oil central heating, UPVC double glazing and a wonderful fitted kitchen. There is ample storage throughout with loft access provided.

Externally the property sits within a low maintenance garden which hosts the oil tank, two sheds, one with power, and on-street parking is provided to the front of the property.

3 Lochalsh Road would make the perfect family home or buy to let property located close to all the local amenities Kyle has to offer, all with exclusive views over the sea to the Skye and mountains beyond.



## Room sizes

### Ground Floor:

**Entrance Porch:** 4'11" x 4'07" (1.50m x 1.40m)

**W.C.:** 4'10" x 3'09" (1.50m x 1.45m)

**Lounge:** 15'02" x 12'05" (4.64m x 3.79m)

**Hallway:** 12'05" x 6'05" (3.81m x 1.97m) at max.

**Kitchen/Diner:** 22'00" x 8'10" (6.72m x 2.71m)

at max.

### Upper Floor:

**Landing:** 12'03" x 10'03" (3.74m x 3.14m) at max.

**Bedroom One:** 12'06" x 8'11" (3.82m x 2.73m) at max.

at max.

**Bedroom Two:** 12'06" x 9'03" (3.82m x 2.84m) at max.

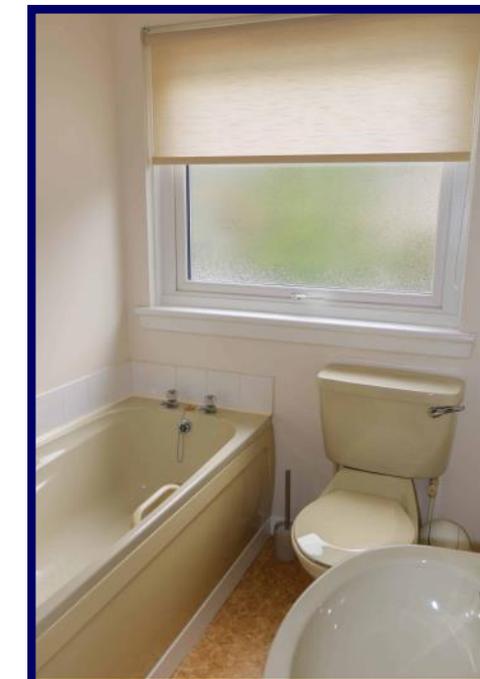
at max.

**Bedroom Three:** 9'04" x 9'00" (2.86m x 2.76m)

**Bathroom:** 9'00" x 5'06" (2.76m x 1.69m)

### Garden:

3 Lochalsh Road is set within fully enclosed garden grounds, with a small slabbed area to the front and access is provided down the path round to the side to the rear garden. The rear garden is laid mainly to gravel with a drying area, oil tank, two sheds, one hosting power and space for white goods. This low maintenance garden provides a variety of options to potential purchasers.





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## Council Tax:

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

## Services:

Mains Electricity, Drainage and water. Telephone and Broadband.

## Directions:

From Kyle Main Street turn left onto Plock Road, follow this along then turn left again onto Lochalsh Road, then left again, the property will be located on the right hand sign and is numbered.

## 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. 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.

## Ground Floor



## First Floor



Illustrative only. Not to scale.  
Plan produced using PlanUp.

## 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.