



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



30 Wemyss Place, Kyle of Lochalsh. IV40 8DE.

Three bedrooms

Front and rear gardens

Lovely family home or holiday let

Double Glazing, open fire & electric heating

Offers over £95,000

Ample built in storage

Convenient location

Description:

30 Wemyss Place is a three bedroom mid 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 a comfortable home with the accommodation within comprising: entrance porch, hallway, kitchen, lounge, a double bedroom and bathroom with W.C. on the ground floor with a double bedroom and a single bedroom on the first floor.

The property benefits from electric heating, double glazing, open fire with back boiler and ample built in storage throughout. There is off road parking available at the front of the property. The neat front and rear gardens are fully enclosed.

30 Wemyss Place provides the opportunity to create a lovely family home and would 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. Primary schooling is available in Kyle of Lochalsh with a secondary school in Plockton just 6 miles away.



Room sizes

Entrance Porch

3'03" x 2'10" (1.0m x 0.86m)

Hallway

9'07" x 6'02" (2.94m x 1.81m)

Kitchen

12'10" x 8'06" (3.92m x 2.61m)

Lounge

14'09" x 11'11" (4.51m x 3.64m)

Bathroom with W.C.

6'10" x 6'02" (2.09m x 1.88m)

Bedroom One

12'06" x 10'06" (3.81m x 3.21m)

Landing

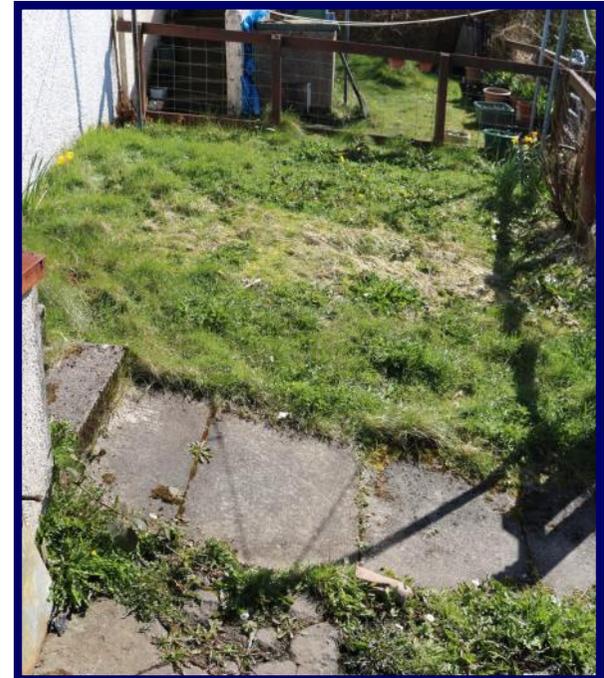
6'02" x 3'06" (1.89m x 1.06m)

Bedroom Two

14'02" x 12'09" (4.34m x 3.89m) at max.

Bedroom Three

10'10" x 7'01" (3.31m x 2.16m) at max.





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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.

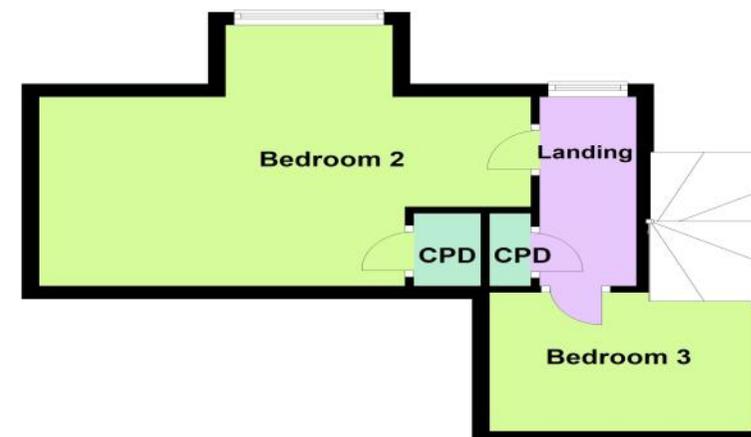
Directions:

From the A87 in Kyle of Lochalsh, follow Main Street (signposted to Badicaul and Plockton). Take the right turn into School Road and follow the road round, turning left into Wemyss Place. On arrival at the car park the property can be found on the right hand side and is the 2nd house along.

Ground Floor



First Floor



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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