



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

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01599 534 555



4 Kirkton, Glenelg, IV40 8JR.

Offers Over £180,000

End of Terrace
Two Bedrooms

Electric Central Heating & Double Glazing
Generous Sized Rear Garden Grounds

Grade B Listed
Sea and Mountain Views

Description:

4 Kirkton is a delightful two bedroom Grade B listed end of terrace property located in the picturesque village of Glenelg. The property is located close to the shore of Glenelg Bay and boasts sea and mountain views.

4 Kirkton dates from circa 1880 and was built for the officers who were resident in the area at that time and, being of historical interest is classified as a 'Grade B' listed building. The property still retains much of its character and charm with traditional style fireplaces, sash windows and v-lining.

The spacious accommodation within comprises; entrance porch, kitchen, lounge, dining room, utility room and bathroom located on the ground floor with two double bedrooms on the first floor. The house benefits from double glazing, electric heating and generous sized rear garden.

4 Kirkton boasts a generous sized garden to the rear. The fully enclosed garden grounds are mainly laid to lawn with a number of established trees, shrubs and bushes. On street parking is available to the front of the property.

This property offers purchasers the opportunity to create a wonderful family home or holiday let set in the heart of Glenelg offering views over Glenelg Bay and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Porch: 5'05" x 5'00" (1.65m x 1.53m)

Kitchen: 14'03" x 11'05" (4.36m x 3.48m) at max.

Lounge: 14'04" x 11'03" (4.38m x 4.45m)

Dining Room: 11'07" x 8'07" (3.55m x 2.63m)

Utility Room: 14'07" x 5'08" (4.29m x 1.74m) at max.

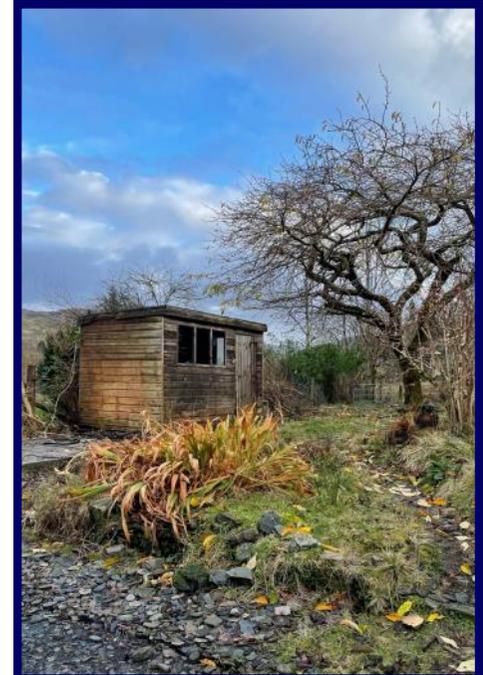
Bathroom: 9'02" x 5'08" (2.80m x 1.73m)

First Floor:

Landing: 7'07" x 3'00" (2.33m x 0.91m)

Bedroom One: 14'10" x 11'09" (4.54m x 3.60m)

Bedroom Two: 15'00" x 11'08" (4.57m x 3.57m) at max.





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Services:

Mains Water, Electricity and Drainage. Electric Central Heating.

Council Tax: Band C

EPC Rating:

Band F

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:

Take the A87 to Glenelg. Upon entering the village continue until reaching the village shop on the left hand side. 4 Kirkton is the last house on the terrace along from the shop.

Location:

The property is in the heart of the village of Glenelg and is therefore extremely well positioned to take advantage of the facilities that this friendly village has to offer. The village shop and post office are close by, with a hotel, primary school, medical centre and a popular community centre within easy walking distance. Glenelg Bay is less than a minute's walk away and offers magnificent views across Kyle Rhea to the Isle of Skye.



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.

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Kyle of Lochalsh
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