



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



4 Old Church Court, Innes Street, Plockton, IV52 8TW.

Offers Over £260,000

First Floor Flat

Double Glazing & Electric Heating

Ideal Home or Holiday Let

Three Bedrooms (1 en-suite)

Prime Location with Sea Views

Allocated Off Street Parking & Shared Garden

Description:

4 Old Church Court is a stunning three bedroom first floor flat located in the centre of Plockton, ideally situated to take advantage of all the amenities the picturesque village has to offer.

4 Old Church Court is an immaculately presented and spacious three bedroom flat located in the heart of Plockton and is accessed via a communal hall. Set in a wonderful position, the property boasts views across Loch Carron on the Plockton Bay towards Duncraig Castle.

The accommodation within comprises; hallway, open-plan lounge/kitchen/dining area, bathroom and three bedrooms (1 en-suite). The property further benefits from ample built in storage, a gas wood burning stove, electric storage heating and solar power roller blinds. Externally the flat has access to the shared wraparound garden and also benefits from two allocated off-street parking spaces.

The property has been well maintained by the current owner, decorated in neutral tones throughout and is presented in walk-in condition with well proportioned accommodation.

Number 4 Old Church Court has been operating as a successful holiday letting property for the last 20 years and would equally make an ideal home. The property must be viewed to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Vestibule: 3.59m x 2.04m
(11'09" x 6'08") at max.

First Floor:

Open Plan Lounge/Kitchen/Dining

Area: 6.26m x 4.92m (20'06" x 16'01")
at max.

Bedroom One: 4.09m x 3.58m (13'05" x 11'09")
at max.

En-Suite: 2.02m x 2.32m (6'07" x 7'07")
at max.

Bedroom Two: 4.09m x 2.66m (13'04" x 8'08").

Bedroom Three: 2.45m x 2.39m (8'00" x 7'10").

Bathroom: 2.61m x 1.49m (8'06" x 4'10").





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Services:

Mains water, electricity and drainage. Electric storage and panel heating.

Council Tax: Band C

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

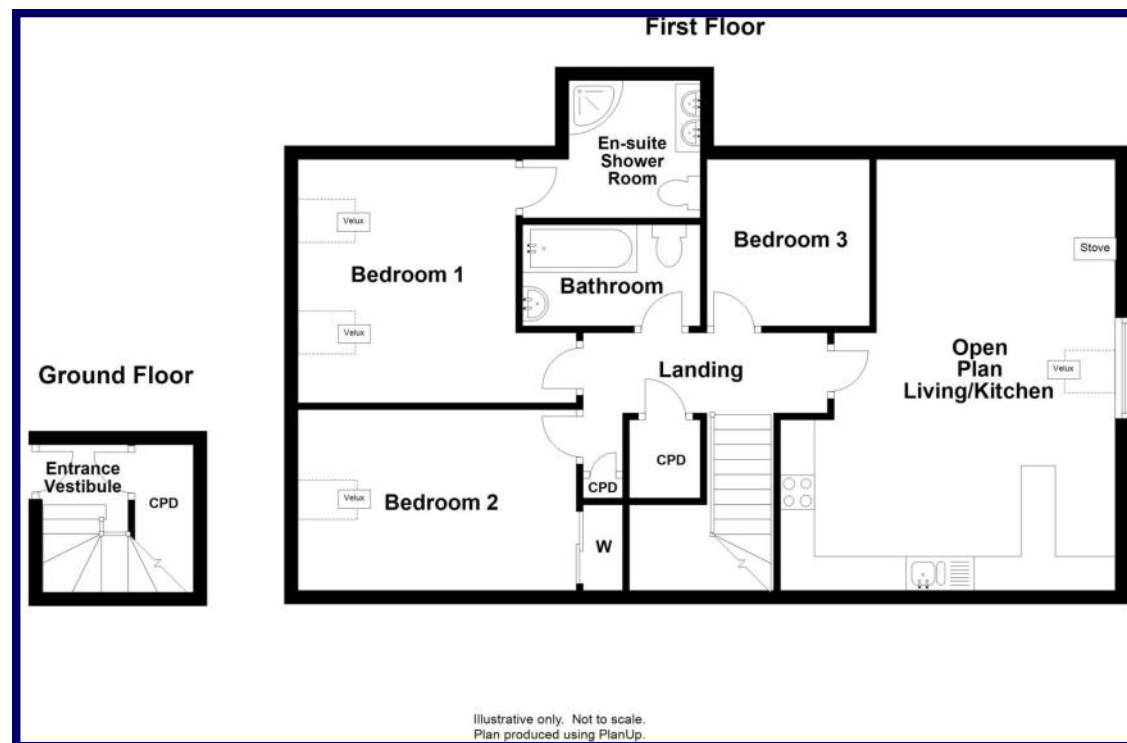
Entry: By mutual agreement.

Directions:

From Main Street, Kyle of Lochalsh follow signs towards Plockton (approx. 5.9 miles from Kyle). Continue down into the village of Plockton. Old Church Court is located just beyond the Plockton Inn and directly across from the Haven Guest House. Access is via the external door that faces the main road.

Location:

Plockton is a coastal village with a picturesque harbour in the Kyle of Lochalsh area. It is set within an idyllic scenic location amongst mountains on the shore of Loch Carron and is a popular tourist destination. Plockton also has a station on the Inverness to Kyle of Lochalsh Railway line. Plockton hosts a variety of hotels and restaurants with a gift shop, visitor centre and takeaway available together with secondary schooling and primary schooling available. The village of Kyle of Lochalsh is approximately 6 miles away 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 from Kyle of Lochalsh.



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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.