



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



Benula, Main Street, Kyle of Lochalsh.

Centrally Located Bungalow
Three Double Bedrooms

Low Maintenance Garden with Private Parking
Walk-In Condition

Offers Over £175,000

UPVC Double Glazing, Oil Central Heating
Multi Fuel Stove

Description:

Benula is a well presented three bedroom bungalow conveniently positioned within the popular village of Kyle and is ideally located to take advantage of all the facilities and amenities the village has to offer.

Benula is a well presented recently modernised property located in the popular village of Kyle and is ideally located to take advantage of all the amenities on offer. The property boasts an interior of three double bedrooms, family bathroom, a modern fitted kitchen, utility room and a spacious bright living room with multi fuel stove.

The property has been modernised and renovated to a high standard throughout by the current owner and boasts beautiful solid Oak doors, UPVC double glazed windows and oil fired central heating, multi fuel stove all set within neat low maintenance garden grounds with off street parking available to the side. Benula is of Dorran construction and has had extensive works carried out including external insulation and has been re-rendered.

Benula would make a lovely family home presented in walk-in condition and viewings are highly recommended to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hallway: 14'09 x 11'00 (4.50m x 3.36m) at max.

Kitchen : 13'02 x 9'11 (4.04m x 3.04m)

Utility: 7'10 x 3'11 (2.40m x 1.02m)

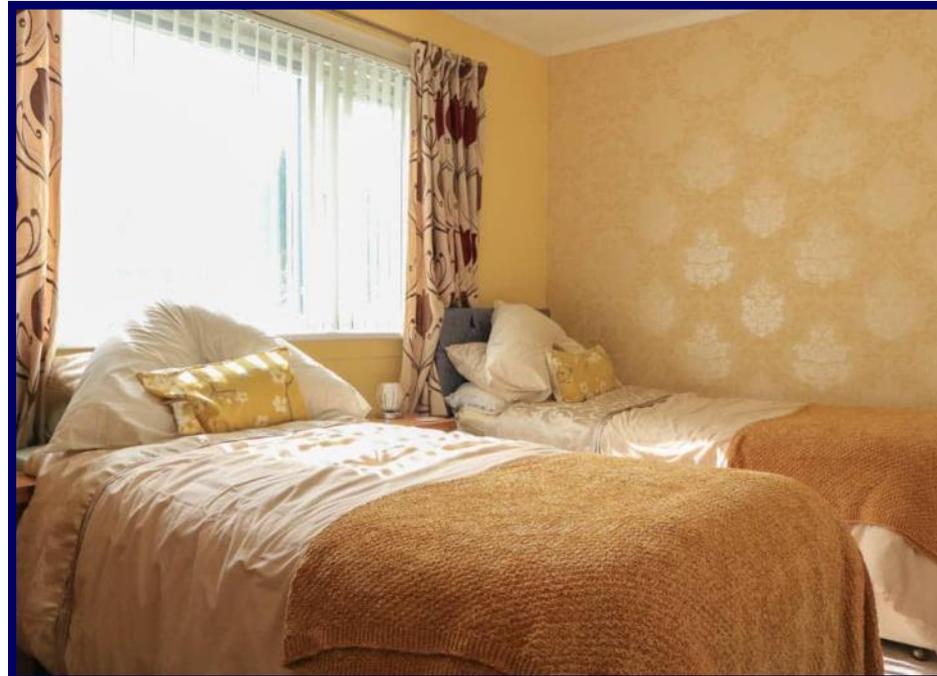
Living Room: 17'02 x 10'04 (5.24m x 3.16m) at max.

Bedroom One: 13'00 x 10'09 (3.96m x 3.30m)

Bedroom Two: 13'11 x 8'10 (4.25m x 2.70m)

Bedroom Three/Dining Room: 9'07 x 8'11 (2.93m x 2.73m)

Shower room: 8'02 x 5'05 (2.50m x 1.67m)





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Council Tax:

C

Entry:

By mutual agreement.

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Services:

Mains electricity, water and drainage.

Directions:

Continue towards Plockton via Kyle Main Street, you will pass a church on your left hand side, continue up the hill and Benula will be on your right hand side opposite Sunnybank B&B.



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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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

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