



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

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



## Benula, Main Street, Kyle of Lochalsh, IV40 8DA.

Centrally Located Bungalow  
Three Double Bedrooms

Low Maintenance Garden with Private Parking  
Walk-In Condition

**Fixed Price £170,000**

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 has had extensive works carried out including external insulation and has been K 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 Room:** 7'10 x 3'11 (2.40m x 1.02m)

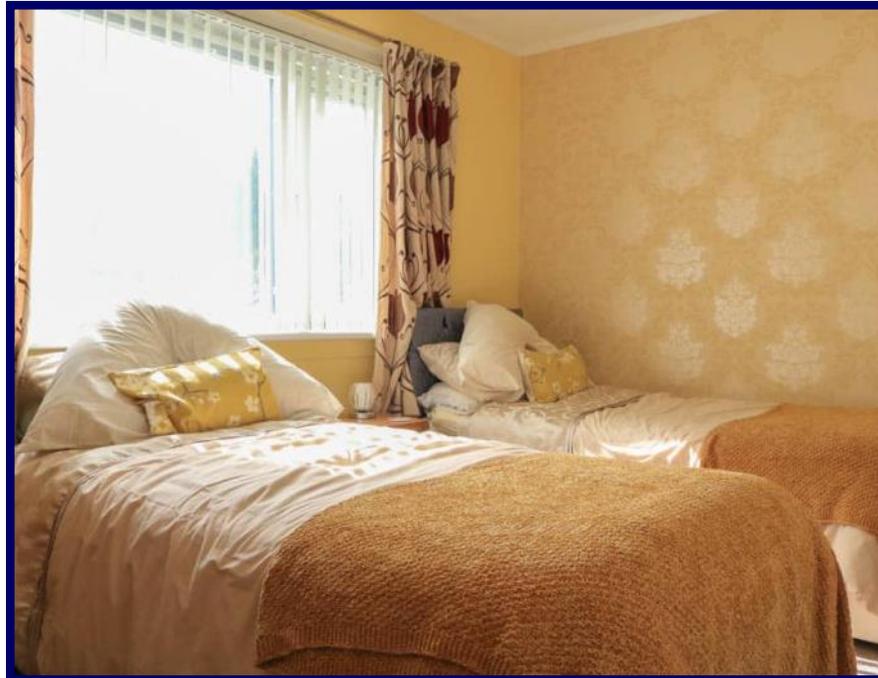
**Living Room:** 17'02 x 10'04 (5.24m x 3.16m) at max.

**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

## Services:

Mains water, electricity 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.

## Location:

Kyle of Lochalsh is a larger 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. The famous village of Plockton, with the picturesque harbour is just 6 miles away and here you will also find secondary schooling, with primary schooling available in Kyle itself. 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 to visit, with the toll free bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer



## 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.