



The Isle of Skye Estate Agency

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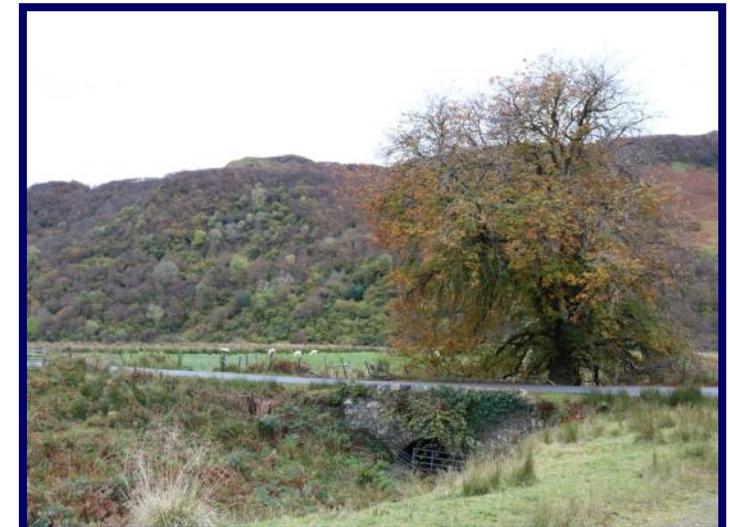
The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Buarblach, Glenelg. IV40 8LA

Mountain and rural views

Enclosed garden

Four bedrooms

Family home or holiday let

Offers over £190,000

Double glazing & electric heating

Popular village location

Description:

Buarblach is a spacious four bedroom detached cottage, located on the outskirts of the popular village of Glenelg, with it's many local amenities on offer.

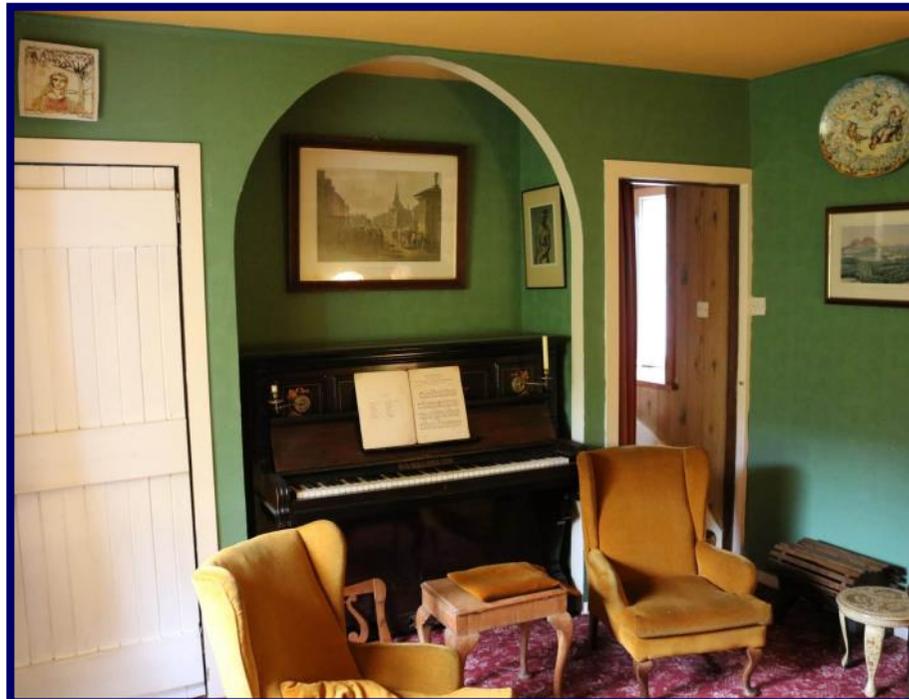
The cottage boasts an interior consisting of; Entrance Vestibule, Hall, Living Room, Kitchen, Family Room, Utility Room and Shower Room with W.C., Bathroom with W.C., Two Single Bedrooms and two Double Bedrooms.

Buarblach sits just off the township road, occupying a desirable location from where there are expansive mountain and rural views. The property is set within a fully enclosed, wrap around garden, with a variety of established trees and shrubs. A timber shed lies to the rear of the property and a burn runs to the side. A covered patio area to the front provides a lovely spot to sit and enjoy the peaceful location.

Buarblach provides the opportunity to create a lovely family home in a peaceful and picturesque location and could also make for an ideal 'buy-to let' property.

Location:

The pretty and popular village of Glenelg has many amenities to offer, including a village shop, post office, a hotel, a primary school, medical centre and a popular community centre. The larger village of Kyle of Lochalsh is approx. 23 miles away which has a supermarket, shops, post office, hairdressers, bank and a leisure centre/swimming pool.



Room sizes

Entrance Vestibule

5'08" x 6'06" (1.75m x 1.99m)

Hall

4'01" x 4'10" (1.25m x 1.49m)

Kitchen

12'07" x 16'06" (3.85m x 5.03m)

Living Room

11'05" x 9'10" (3.5m x 3.01m)

Family Room

9'11" x 12'11" (3.03m x 3.94m)

Utility Room

6'04" x 13'0" (1.94m x 3.96m) at max.

Shower Room with W.C.

3'05" x 6'10" (1.05m x 2.08m)

Bathroom

6'10" x 6'10" (2.08m x 2.08m)

Bedroom One

11'09" x 15'05" (3.6m x 4.72m)

Bedroom Two

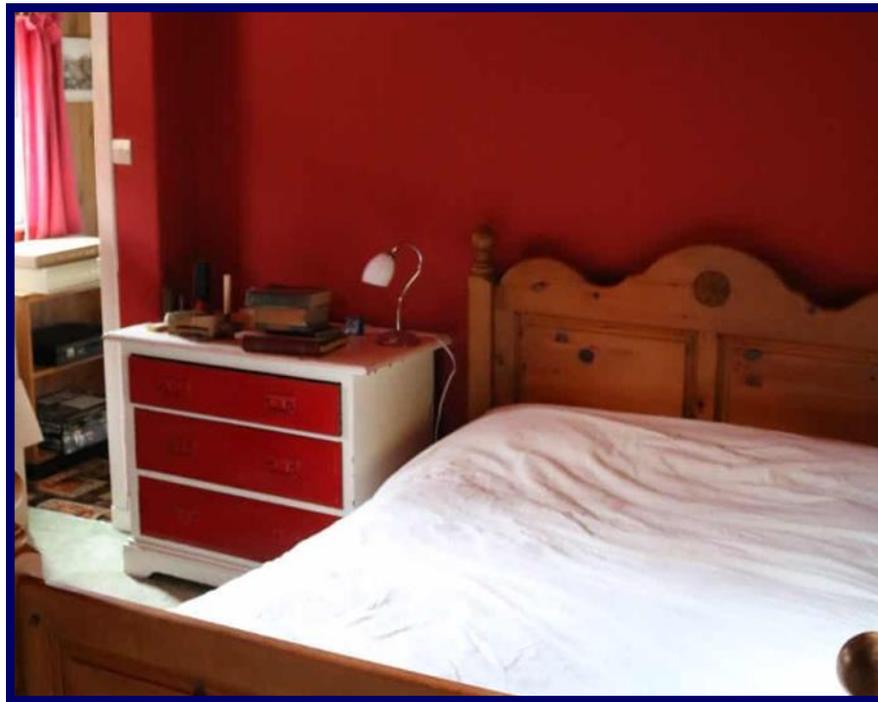
15'05" x 10'02" (4.72m x 3.09m)

Bedroom Three

12'08" x 9'03" (3.88m x 2.84m) at max.

Bedroom Four

11'05" x 8'06" (3.5m x 2.60m)





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Council Tax:

Band E

Entry:

By mutual agreement.

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

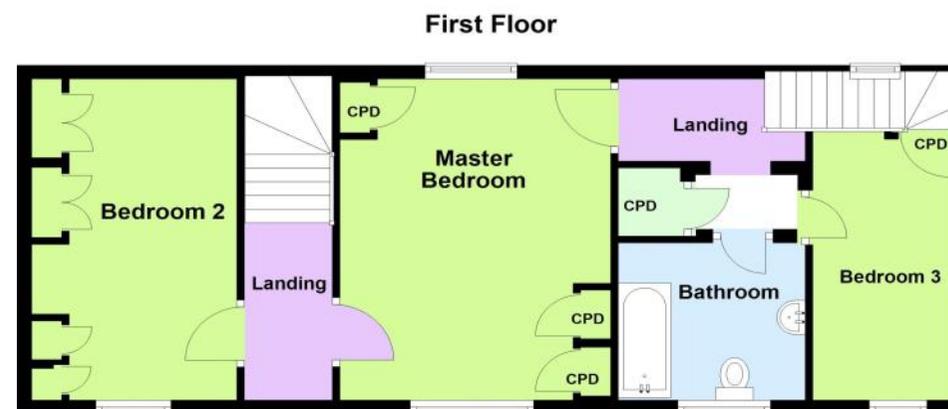
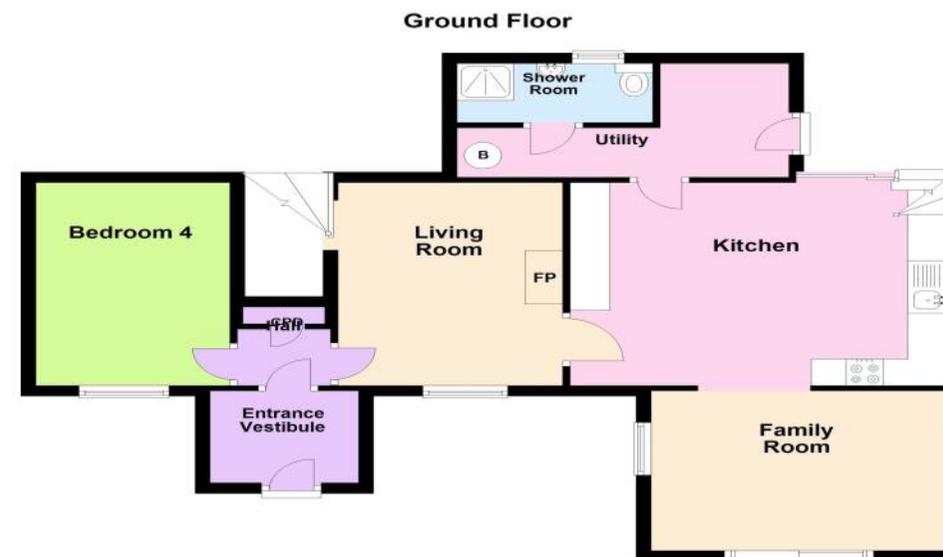
Strictly by appointment through The Isle of Skye Estate Agency.

Services:

Mains water and electricity. Drainage to a shared septic tank.

Directions:

From the A87 at Shiel Bridge following signs to Glenelg over the Mam Ratagan pass. On approaching Glenelg village, the property can be found on the right hand side, approx. 100m before reaching the 'Glenelg Earth - twinned with Glenelg Mars' sign.



The Isle of Skye Estate Agency

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