



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



Craig Cottage, Plock Road, Kyle of Lochalsh, IV40 8BL

Offers Over £177,000

Detached Property

Electric Central Heating

Double Glazing

Two Bedrooms

Fully Enclosed Garden Grounds

Close to Local Amenities

Description:

Craig Cottage is a charming two bedroom detached property located in the popular village of Kyle of Lochalsh, occupying a desirable, secluded location.

This delightful cottage occupies an elevated position accessed via a private road. The beautiful sheltered gardens provide a lovely ambience, whilst the location also affords views over the surrounding area. The property is ideally positioned to take advantage of all of the amenities and attractions the area has to offer.

The accommodation within is set out over one level and comprises of entrance hallway, lounge, kitchen, bathroom and two bedrooms (one en-suite). The property further benefits from double glazing throughout, electric heating, an open fireplace and generous loft space.

Externally the property sits within extensive well-maintained garden grounds and benefits from the addition of a wooden summerhouse. The gardens are most attractive and host a wide variety of established trees, shrubs and bushes.

Craig Cottage presents a wonderful opportunity to purchase a lovely family home and viewing is highly recommended to fully appreciate the setting.



Room sizes

Ground Floor:

Entrance Hallway

4.18m x 1.13m (13'08" x 3'08").

Lounge

3.97m x 3.87m (13'00" x 12'08").

Kitchen

3.27m x 2.43m (10'08" x 7'11").

Bedroom One

3.13m x 2.43m (10'03" x 7'11").

Bedroom Two

4.32m x 2.66m (14'02" x 8'08") at max.

En-Suite

2.66m x 0.68m (8'08" x 2'02").

Bathroom

2.42m x 1.80m (7'11" x 5'10").





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Services:

Mains water, electricity and drainage. Electric Central Heating.

Council Tax: Business Rates

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:

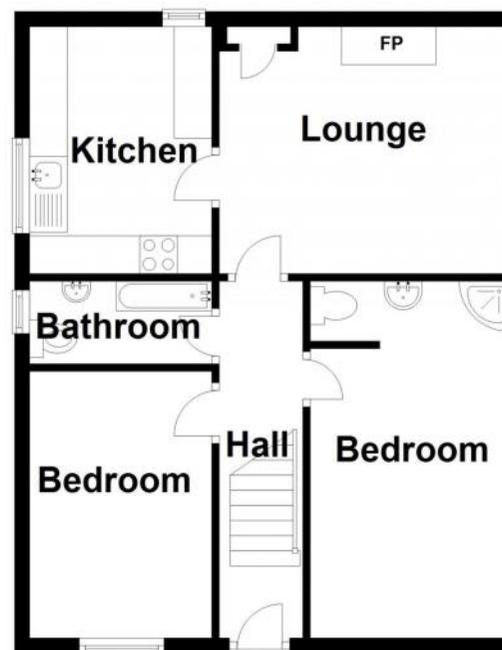
From the A87 in Kyle of Lochalsh, take the turn into Main Street and continue until the first junction. Take a left towards Plock Road and continue past the junction for Douglas Row (Lochalsh Leisure Centre). Take the next right after the junction for Douglas Row and Craig Cottage is located at the end of the driveway.

Location:

Kyle of Lochalsh is a large 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 Skye bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer.

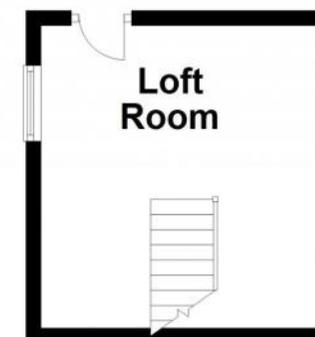
Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)



First Floor

Approx. 14.8 sq. metres (159.4 sq. feet)



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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
IV40 8AW

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.