



# The Isle of Skye Estate Agency

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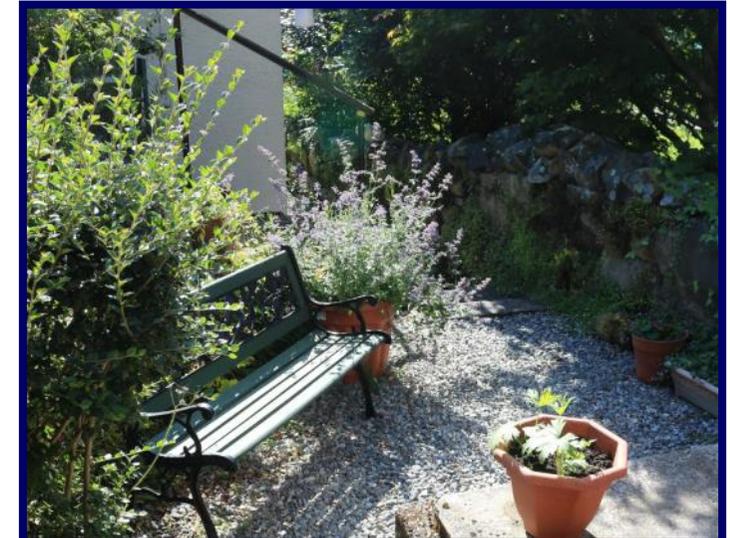
The Isle of Skye Estate Agency

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



## Dunvarrich Cottage, Kyle of Lochalsh. IV40 8DD.

Two bedrooms

Ideal first time buyer purchase

Front and rear gardens

Double glazing & oil central heating

**Offers over £150,000**

Ample built in storage

Convenient location

## Description:

**Dunvarrich Cottage is a charming two bedroom detached property located in a quiet residential area in Kyle of Lochalsh and is conveniently positioned to take advantage of all of the amenities that the village has to offer.**

The accommodation within is set over two levels and comprises of; entrance porch, two hallways, living room, kitchen, utility, bathroom and two double bedrooms. The property benefits from some double glazing, oil fired central heating and a large loft space.

Externally the property is set within delightful low maintenance garden grounds. The garden is laid mainly to gravel hosting well established flowers, shrubs and bushes.

Dunvarrich Cottage would make for an ideal first time buyer purchase or as a holiday home / buy to let property conveniently positioned close to the centre of Kyle.

## 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 & railway links, with a regular train service operating to Inverness, approximately 82 miles to the east. The famous village of Plockton 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, with the Skye bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer.



## Room sizes

### Entrance porch

5'07" x 4'04" (1.71m x 1.33m)

### Entrance hall

6'11" x 3'11" (2.12m x 1.21m)

### Living room

14'11" x 9'05" (4.55m x 2.88m) at max.

### Kitchen

10'01" x 8'07" (3.07m x 2.62m)

### Inner hall

8'0" x 6'11" (2.44m x 2.12m)

### Utility

10'06" x 8'08" (3.21m x 2.65m)

### Bathroom

6'11" x 6'07" (2.11m x 2.03m)

### Bedroom one

14'11" x 9'11" (4.57m x 3.03m) at max.

### Landing

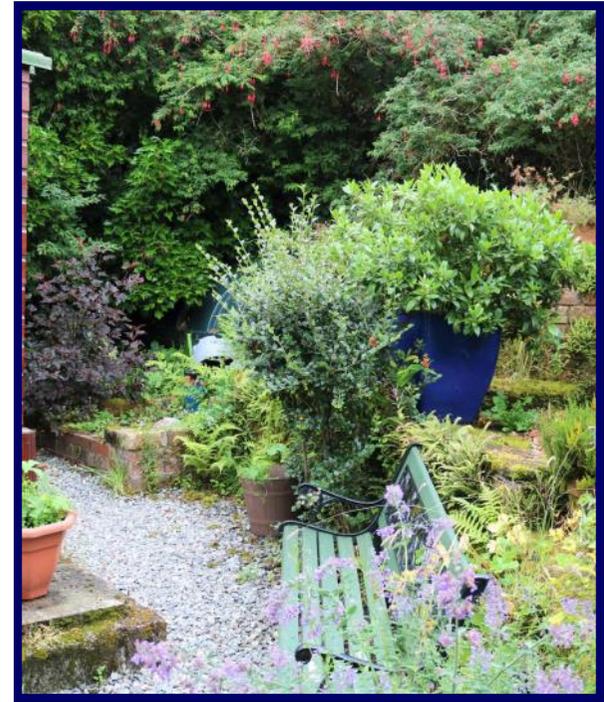
8'08" x 2'05" (2.64m x 0.74m) at max. over stairs.

### Bedroom two

10'06" x 8'09" (3.21m x 2.67m)

### Loft area

Estimated: 26'09" x 14'8" (8.20m x 4.53m) at max.





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01599 534 555

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## Council Tax:

Band B

## Entry:

By mutual agreement.

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Services:

Mains water, drainage and electricity. Oil fired central

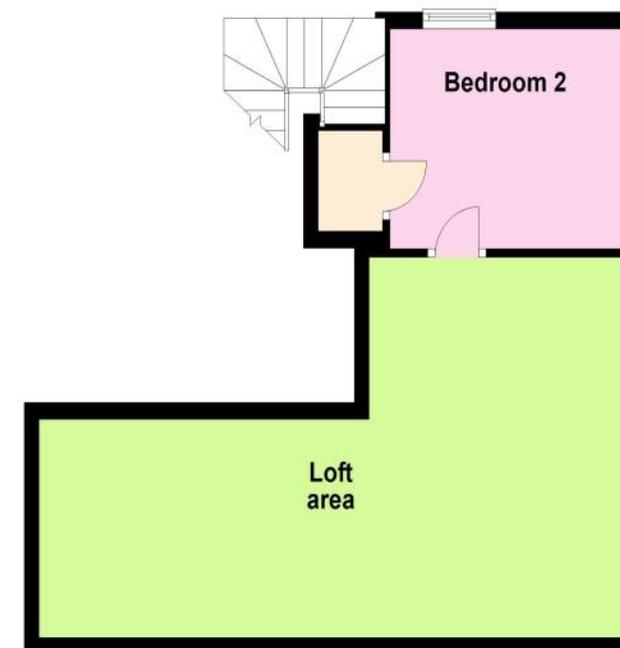
## Directions:

From the A87 in Kyle take the turn into Main Street and follow the road until reaching the left turn into Church Road, The property can be found approx. 50m up, on the right hand side.

Ground Floor



First Floor



## 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