



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



Falloisg, Croft Road, Lochcarron

Offers Over £245,000

Centrally Located Property with Sea Views
3 Double Bedrooms

Large Fully Enclosed Garden
Large Family Home or Holiday Letting Property

UPVC Double Glazing, Oil Central Heating



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Council Tax:

Business Rates

Entry:

By mutual agreement. Band E

EPC Rating:

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

Mains Electricity, Drainage and water. Telephone and Broadband.

Directions:

Upon entering Lochcarron follow the main street with the Loch running parallel to the left. At the Garage, take the right hand turning onto Croft Road, heading up behind the garage. Follow this road along, passing the "Wee Campsite" and the house will be located on the right hand side after a short distance. .

Location:

Lochcarron village has good local services and amenities including a selection of shops, hotels, restaurants, garage and post office. Facilities also include a doctor's surgery and primary school, with secondary schooling available in Plockton. The larger village of Kyle of Lochalsh some 26 miles away provides all the facilities you would expect of a thriving busy area including a supermarket, selection of shops and leisure centre. A regular train service runs from Kyle to Inverness the capital of the Highlands and passes through the station in Strathcarron, just 3 miles from Lochcarron, providing an easy connection to Inverness.



Ground Floor

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.

The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree

IV51 9ER

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

Description:

Falloisg is a well presented spacious three double bedroom bungalow set in an elevated position in the popular village of Lochcarron, where delightful views over Loch Carron and out to the hills beyond are afforded.

Falloisg is a well presented bungalow located in the heart of the popular village of Lochcarron. The property was built circa 1985 and whilst needing some degree of modernisation it boasts an interior of three double bedrooms, a shower room, bathroom, large lounge, dining room and ample sized kitchen, and large garage. Falloisg is ideally positioned to take in the wonderful views on offer and sits within generous garden grounds with private parking. Internally the property boasts generous living accommodation, ample built in storage space, UPVC double glazed windows, oil central heating, neutral decor, two bathrooms and an original fire place. Falloisg offers prospective purchaser the opportunity to acquire a generous family home set close to the local amenities Lochcarron has on offer, or equally could provide a magnificent holiday letting home as has been done so in the past.



Room sizes

Ground Floor:

Entrance Porch: 6'01" x 5'07" (1.88m x 1.72m)

Hallway: 15'01" x 15'06" (4.60m x 4.73m) at max.

Shower Room: 8'02" x 5.06" (2.51m x 1.09m) at max.

Lounge: 17'05" x 13'00" (5.33m x 3.98m)

Dining Room: 13'01" x 8'11" (3.99m x 2.74m)

Kitchen: 16'03" x 8'00" (4.98m x 2.46m)

Bedroom One: 9'02" x 8'06" (2.81m x 2.61m)

Bedroom Two: 12'05" x 8'11" (3.79m x 2.73m)

Master Bedroom: 11'5" x 12'06" (3.49m x 3.82m) at max.

Bathroom: 8'06" x 5'09" (2.62m x 1.77m)

Garden:

Falloisg is set within generous, fully enclosed well maintained garden grounds. This is laid mainly to lawn to the front side and rear. Parking is provided on the driveway via the gated entrance or within the garage. There is a path that provides access around the property with a patio area to the front providing an excellent sun trap. The rear garden is elevated providing excellent views across Loch Carron over to Attadale and the hills beyond, with views further reaching over croft land to the rear.

