



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

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Flat 3 The Studio, Balmacara, Kyle, IV40 8DH.

Offers Over £105,000

Ground Floor Flat

1 Bedroom

Nearby Views Over Loch Alsh

Walk-In Condition

Electric Panel Heating

Description:

Flat 3 The Studio is a delightful one bedroom ground floor apartment located in the picturesque village of Balmacara, occupying a desirable location close to all local amenities.

Flat 3 The Studio is a bright and airy one bedroom ground floor apartment located within walking distance of the shore of Loch Alsh. The property is ideally positioned to benefit from all amenities and facilities the village has to offer and would make a fantastic first time buyers property.

The accommodation within comprises: hall, living room, kitchen, shower room and bedroom. The property benefits from electric panel heating, UPVC double glazing and built-in storage space. The property is accessed via a UPVC external door with glass panel, leading to a communal entrance at the front of the building. Externally, the property further benefits from an allocated parking bay available at the front of the property.

Balmacara is a picturesque and friendly village surrounded by hills and woodland hosting many walks. Located directly off the A87 the apartment is set back from the road, a short walking distance from the shore of Loch Alsh from where there are widespread open views towards the Cuillins and the Skye Bridge.

Flat 3 The Studio provides a fantastic opportunity to create a lovely home or an ideal first time buyers property and must be viewed to appreciate the accommodation on offer.



Room sizes:

Ground Floor:

Hall: 6.01m x 0.88m (19'08" x 2'10").

Living Room: 3.86m x 3.19m (12'07" x 10'05").

Kitchen: 3.85m x 2.94m (12'07" x 9'07") at max.

En-Suite Shower Room: 3.89m x 2.33m (12'09" x 7'07") at max.

Bedroom: 3.86m x 2.63m (12'07" x 8'07").





Services:

Mains water, electricity and drainage. Electric panel heating.

Council Tax:

Band A

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

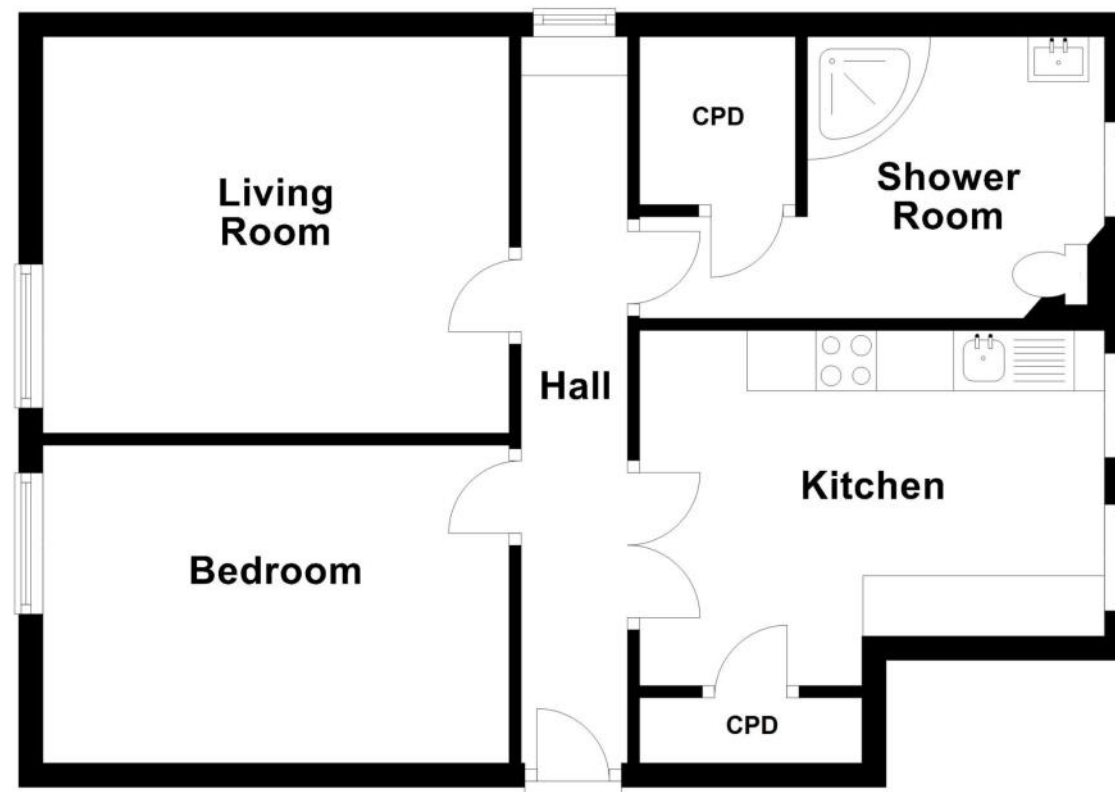
Entry:

By mutual agreement.

Directions:

From Kyle of Lochalsh continue on the A87 until you reach the SPAR shop on the left hand side. Take the first junction after the shop and before the Balmacara Hotel and the flat can be found directly in front with ample space for parking available.

Ground Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.

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.

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