



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



Hazel Cottage, Kirkton, Glenelg, Kyle, IV40 8JR.

Offers Over £220,000

Detached Bungalow
One Double Bedroom

Charnwood Stove
Private Garden Grounds

Tranquil Area
Rural Landscape Views

Description:

Hazel Cottage is a modern detached one bedroom bungalow located in the tranquil village of Glenelg affording a peaceful location and set within close proximity to the heart of the village.

Hazel Cottage is a contemporary detached one bedroom bungalow completed in 2016. The property occupies an excellent location from where there are expansive views over the surrounding area.

The focal point of the house is the open plan living, dining and kitchen space where triple aspect windows and french doors allow for the room to not only flood with natural light but take full advantage of the mountain views on offer. The accommodation within also comprises of an entrance hallway, double bedroom and bathroom on the ground floor, with a pull-down loft hatch providing access to an office area and spacious loft storage in the roof space. The property further benefits from a Charnwood woodburning stove and has been hyper-insulated making the property extremely efficient.

Externally, the property sits within well-maintained garden grounds, mainly laid to grass, with space for parking to the front of the property. There is a decking area to the rear of the property from where you can enjoy the peaceful surroundings. The property also hosts a timber garden shed to the rear. There is also the possibility of acquiring additional grazing land and hill under separate negotiation.

Hazel Cottage offers a fantastic opportunity to create a wonderful home set in a truly special location and must be viewed to fully appreciate the setting on offer.



Room sizes

Ground Floor:

Entrance Hallway: 3.54m x 2.93m
(11'07 x 9'07) at max.

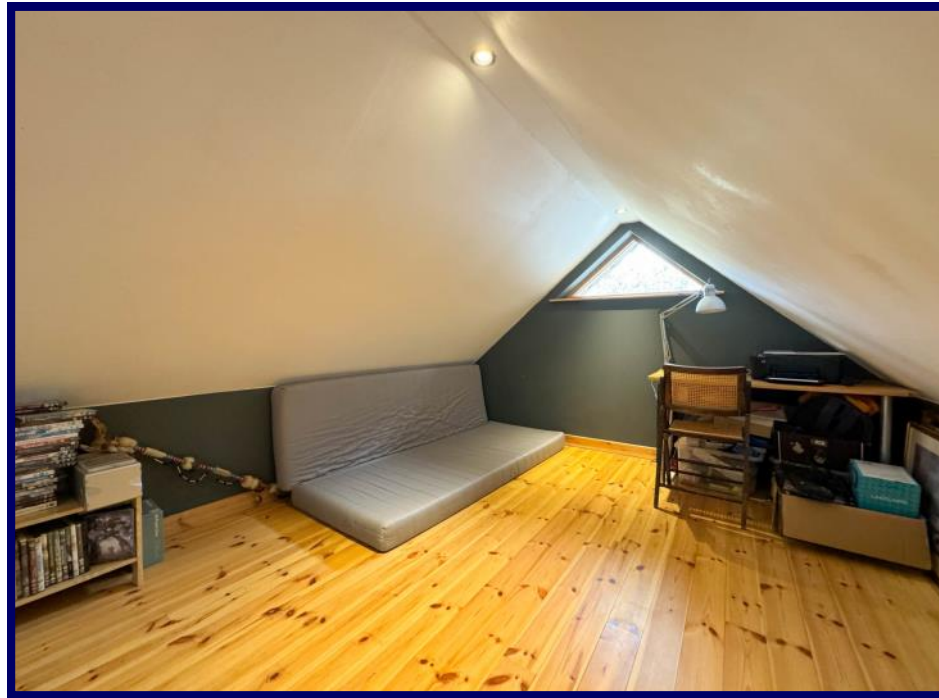
Lounge/Kitchen/Diner: 6.41m x 4.74m
(21'00 x 15'06) at max.

Bedroom: 3.49m x 2.54m (11'05 x 8'03).

Bathroom: 2.33m x 2.05m (7'07 x 6'08).

Attic:

Office Space: 3.62m x 3.08m
(11'10 x 10'01).





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Services:

Mains water, electricity & drainage.

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.

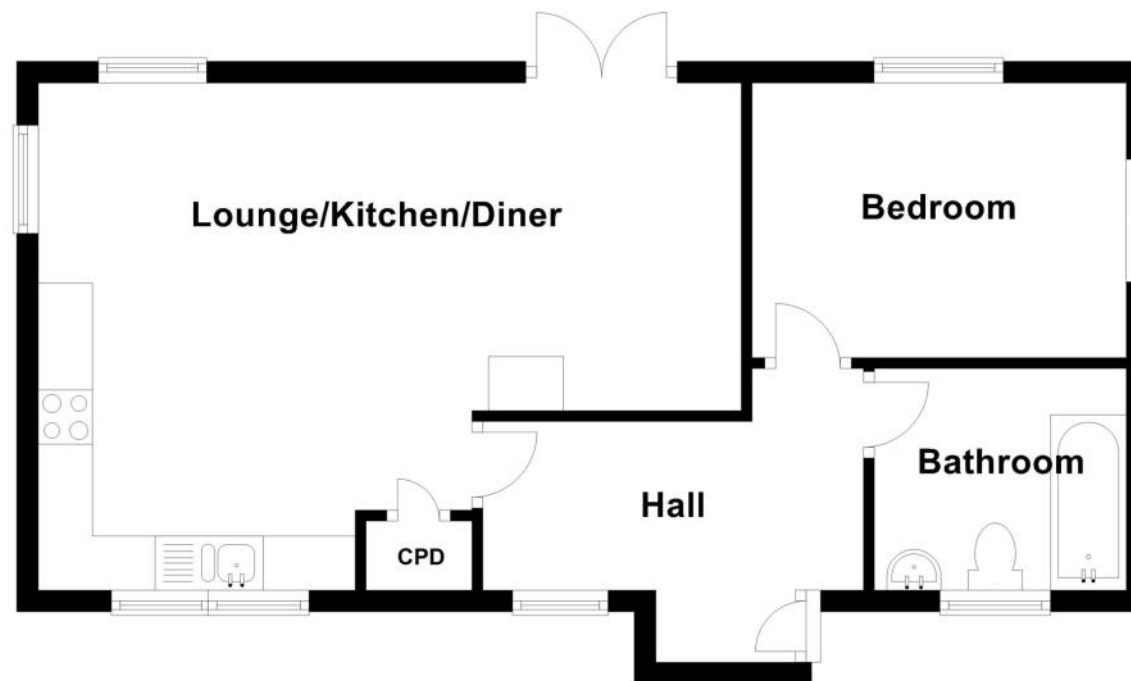
Entry: By mutual agreement.

Directions:

Take the A87 to Glenelg. Upon entering the village continue beyond the village shop and take the track on the left opposite the Glenelg Inn. Continue along the track and Hazel Cottage is situated on the left hand side.

Location: The property is located a short distance from the heart of the village of Glenelg and is therefore extremely well positioned to take advantage of the facilities that this friendly village has to offer. The village shop is a short walk away, with a hotel, primary school, medical centre and a popular community centre also within easy walking distance. Glenelg Bay is less than a couple of minute's walk away and offers magnificent views across Kyle Rhea to the Isle of Skye. The larger village of Kyle of Lochalsh is approx. 23 miles away and has many amenities on offer including a supermarket, shops, post office, bank and a leisure centre. From April to October a turntable ferry operates between Glenelg to Kylerhea.

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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Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB