



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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



## Heather View, Kyle of Lochalsh. IV40 8AJ

Detached

Three bedrooms

Front, side and rear gardens

Beautiful Family Home or Holiday Let

**Offers over £170,000**

UPVC Double Glazing & Oil Central Heating

Mountain views

## Description:

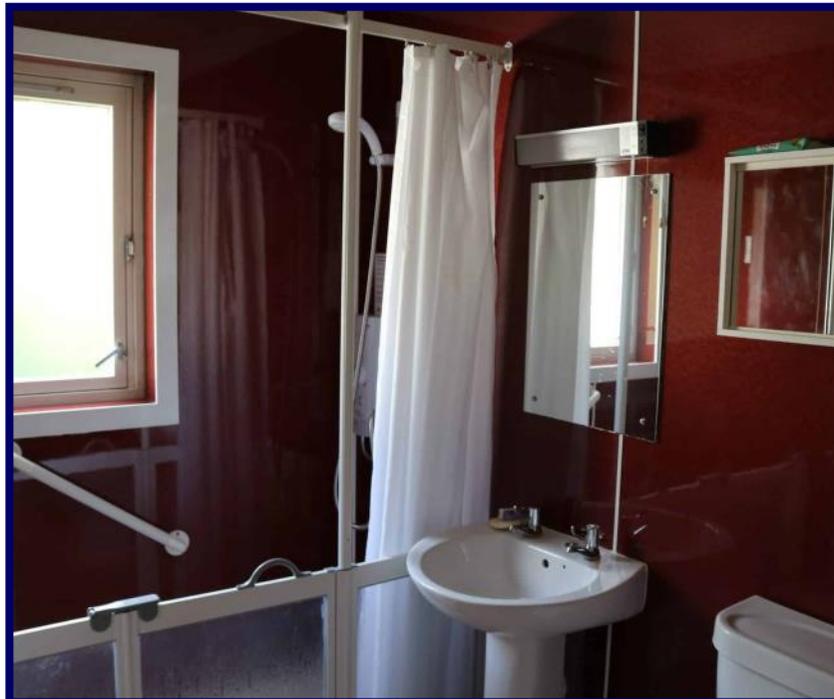
Heather View is a delightful three bedroom detached bungalow located in the very popular village of Kyle of Lochalsh. The property is located on a quiet street, off the main road from which lovely mountain views are afforded. It is ideally positioned to take advantage of the many local amenities on offer in the village.

The accommodation comprises of an entrance porch, hallway, kitchen/dining room, W.C. cloakroom, shower room with W.C., three double bedrooms, living room and a sun porch. Ample built in storage is available throughout and the property benefits from oil central heating and a mix of UPVC/Sealed unit double glazing.

Heather View provides a wonderful opportunity to create a lovely family home and also makes for an ideal 'buy to let' property.

## Location:

Kyle of Lochalsh is a busy village and offers many amenities including a supermarket, garage, several shops, hotels, restaurants, dentists, 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 it's picturesque harbour is 6 miles away and here there is a secondary school, with primary schooling available in Kyle itself. The Skye bridge provides direct access to the beautiful Isle of Skye with all of the features and attractions it has to offer.



## Room sizes

### Entrance Porch

7'07" x 3'01" (2.31m x 0.96m)

### Hallway

30'02" x 3'0" (9.21m x 0.92m)

### Kitchen/Dining room

21'07" x 10'06" (6.60m x 3.22m)

### Shower room with W.C.

7'07" x 5'05" (2.31m x 1.66m)

### W.C. cloakroom

7'07" x 2'11" (2.31m x 0.91m)

### Living room

14'10" x 10'01" (4.53m x 3.07m)

### Bedroom one

14'06" x 8'02" (4.42m x 2.50m)

### Bedroom two

14'07" x 8'11" (4.46m x 2.73m)

### Bedroom three

5'01" x 7'07" (1.54m x 2.33m)

### Sun porch

7'10" x 11'06" (2.40m x 3.52m)





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Council Tax:

Band D

## 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, electricity and drainage.

## Directions:

Turn into Langlands Terrace from the A87 in Kyle of Lochalsh. Take the 1st turn right into Seaview and then take the 1st turn left. The property can be found on the right hand side.



## 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