



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



No. 3 The Stables , Reraig, Balmacara, IV40 8DH.

Offers Over £135,000

Mid Terrace Property

2 Bedrooms

Loch & Mountain Views

Shore Side Location

Garden Grounds and Off Street Parking

Close to Local Amenities

Description:

Number 3 The Stables is a delightful two bedroom mid-terrace property in the very popular village of Balmacara, occupying a desirable location from where there are expansive spectacular mountain and Loch views.

3 The Stables is a spacious two bedroom mid-terrace property located on the shore of Loch Alsh. The property benefits from all amenities and facilities the village has to offer and would make a fantastic first time buyers property or comfortable family home.

The accommodation within comprises: entrance hallway, kitchen, living room and shower room with W.C. on the ground floor and two double bedrooms on the first floor with ample built in storage available throughout. The property benefits from electric heating and UPVC double glazing.

Balmacara is a picturesque and friendly village surrounded by hills and woodland hosting many walks. The accommodation has been designed to allow all windows to absorb and take advantage of the ever changing dramatic scenery.

Located directly off the A87 the property is set back from the road with a pretty garden to the rear from where there are widespread open views across Loch Alsh towards the Cuillins and the Skye Bridge. There is off road parking available at the front of the property.

Number 3 The Stables provides a wonderful opportunity to create a lovely family home and also makes for an ideal 'buy-to let' property.



Room sizes:

Ground Floor

Entrance Hall: 2.77m x 2.25m
(9'01" x 7'04) at max.

Shower Room: 2.53m x 1.30m
(8'03" x 4'03") at max.

Kitchen: 3.14m x 2.02m (10'03" x 6'07").

Living Room: 4.66m x 3.63m
(15'03" x 11'10").

First Floor

Bedroom One: 4.13m x 2.72m
(13'06" x 8'11") at max.

Bedroom Two: 4.13m x 3.15m
(13'06" x 10'03") at max.





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Services:

Mains water , electricity and drainage.

Council Tax:

Band B

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

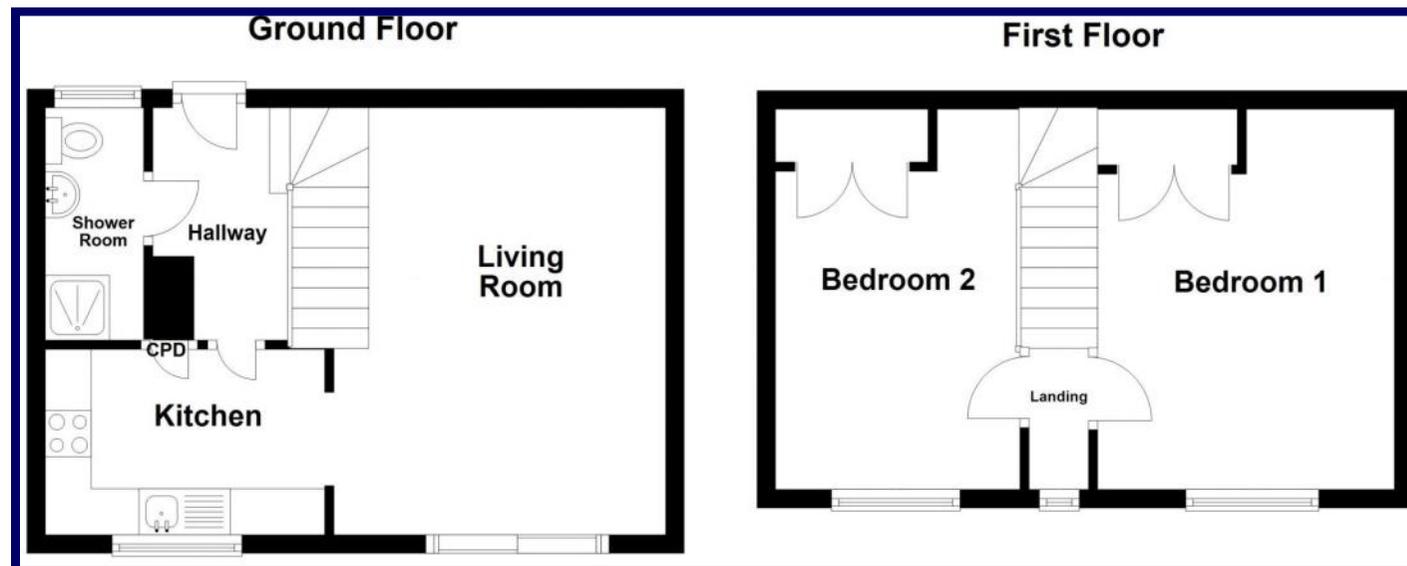
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Kyle of Lochalsh continue on the A87 until you reach the Balmacara Hotel and take the next right into The Stables, which is directly opposite the junction for Reraig Campsite.



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