



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. 5 The Stables, Reraig, Balmacara, IV40 8DH.

Offers Over £145,000

Semi Detached Property

2 Bedrooms

Loch & Mountain Views

Shore Side Location

Garden Grounds and Off Street Parking

Close to Local Amenities

Description:

Number 5 The Stables is a delightful two bedroom semi-detached cottage in the very popular village of Balmacara, occupying an enviable position from where expansive spectacular mountain and Loch views are afforded.

5 The Stables is a deceptively spacious two bedroom semi-detached property located on the shore of Loch Alsh. The property is a short walk 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, lounge and bathroom 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 and interlinked smoke alarms have been fitted.

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 5 The Stables provides a wonderful opportunity to create a lovely family home and also makes for an ideal first time buyers property.



Room sizes:

Ground Floor

Hallway
2.11m x 0.93m (6'11" x 3'00").

Bathroom
2.61m x 1.84m (8'06" x 6'00").

Lounge
6.50m x 5.15m (21'03" x 16'10")
at max.

Kitchen
2.71m x 2.72m (8'10" x 8'11").

First Floor

Landing
2.13m x 0.89m (6'11" x 2'11").

Bedroom One
4.51m x 4.13m (14'09" x 13'06").

Bedroom Two
2.82m x 4.15m (9'02" x 13'07").





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Services:

Mains water , electricity and drainage.

Council Tax:

Band C

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.

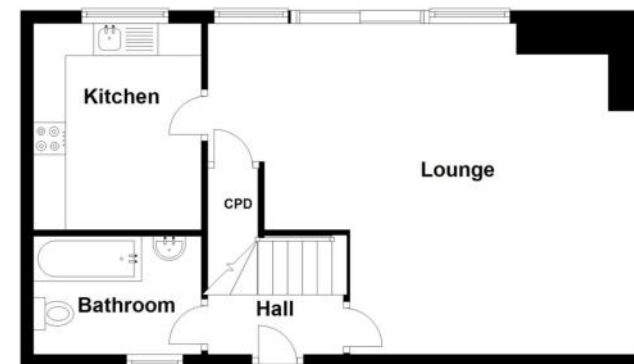
Entry:

By mutual agreement.

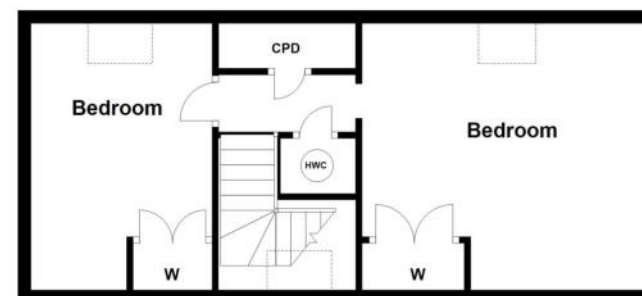
Directions:

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.

Ground Floor



First 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.

Portree Office: Bridge Road
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IV51 9ER

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Kyle of Lochalsh
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