



# 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



**Rivendell, Old Kyle Farm Road, Kyleakin. Isle of Skye. IV41 8PR.**

**Offers over £175,000**

Lovely views

Generous garden grounds

Double Glazing & Gas (LPG) central heating

Three bedrooms

Lovely family home or holiday let

Popular village location

## Description:

Rivendell is a delightful three bedroom detached bungalow in the very popular village of Kyleakin.

Situated at the end of a quiet road, with a generous, established garden surrounding the property, widespread views across the Obbe, Kyleakin village, Loch Alsh, the mainland and surrounding landscape are afforded.

The property offers a comfortable home with the accommodation within comprising: kitchen, inner hall, living room, shower room with W.C., and three double bedrooms. The property benefits from gas (LPG) central heating, recently installed UPVC double glazing and ample built in storage throughout. There is space for private parking on the drive located at the front of the property.

Rivendell provides the opportunity to create a beautiful family home in a stunning location and also makes for an ideal 'buy-to let' property.



## Location:

Kyleakin is a friendly, popular village which has many facilities on offer including a village shop, post office, café, hotels and pubs, along with a popular community centre. Kyleakin is connected via the Skye Bridge to the larger village of Kyle of Lochalsh and is well placed to access the amenities that this larger village has to offer including a supermarket, shops, post office, hairdresser, bank, leisure centre/ swimming pool and with facilities of a modern medical centre and dentists. A regular bus service runs between both of these villages. Primary schooling is available in Kyleakin, with secondary schooling in nearby Plockton.



## Room sizes

### Kitchen

10'05" x 7'03" (3.19m x 2.21m)

### Inner Hall

16'04" x 10'09" (4.9m x 3.28m) at max.

### Living Room

15'08" x 13'04" (4.78m x 4.07m)

### Bedroom One

10'05" x 7'03" (3.18m x 2.22m)

### Bedroom Two

13'11" x 7'04" (4.25m x 2.25m)

### Bedroom Three

9'08" x 7'11" (2.96m x 2.42m)

### Shower Room with W.C.

6'08" x 5'10" (2.04m x 1.79m)





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## 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 and electricity. Drainage is by way of a septic tank.

## Directions:

On reaching the Kyleakin roundabout after crossing the Skye Bridge, Old Kyle Farm Road is the second exit. Follow the road to the end and Rivendell is the last property on the left hand side.

## Ground Floor



## 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