



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



Roddy's Cottage, Coulindune, Glenelg. IV40 8JU

Spectacular views

Generous garden grounds

Two bedrooms

Lovely family home or holiday let

Offers over £170,000

Double Glazing & electric heating

Popular village location

Description:

Roddy's Cottage is a well presented, traditional detached cottage, located in the seafront village of Glenelg, where spectacular views over Kyle Rhea towards Isle of Skye are afforded. The property is located on the outskirts of this popular village, with it's many local amenities on offer. Roddy's Cottage offers purchasers a wonderful property in a stunning setting.

The cottage boasts an interior consisting of; entrance vestibule, kitchen, living room/dining area, bathroom with W.C. two double bedrooms and a dressing room/child's room.

Roddy's Cottage sits just off the township road, with shore access less than a minute's walk away. It is therefore ideally positioned to take advantage of the magnificent views on offer. The large garden grounds are fully enclosed, gravelled and laid to lawn with established trees and shrubs. The garden provides ample space for off street parking for multiple vehicles.

The property offers comfortable living accommodation, UPVC double glazing, electric heating, neutral decor and traditional features.

Location:

The pretty and popular village of Glenelg has many amenities to offer, including a village shop, post office, a hotel, a primary school, medical centre and a popular community centre. The larger village of Kyle of Lochalsh is approx. 23 miles away which has a supermarket, shops, post office, hairdressers, bank and a leisure centre/swimming pool.



Room sizes

Entrance Porch

4'10" x 4'06" (1.49m x 1.39m)

Hallway

6'05" x 5'09" (1.97m x 1.76m).

Kitchen

9'01" x 8'05" (2.78m x 2.58m)

Living Room/Dining Area

17'10" x 11'07" (5.45m x 3.55m)

Utility

4'0" x 3'05" (1.23m x 1.05m)

Bathroom

8'05" x 7'01" (2.58m x 2.16m) at max.

Bedroom One

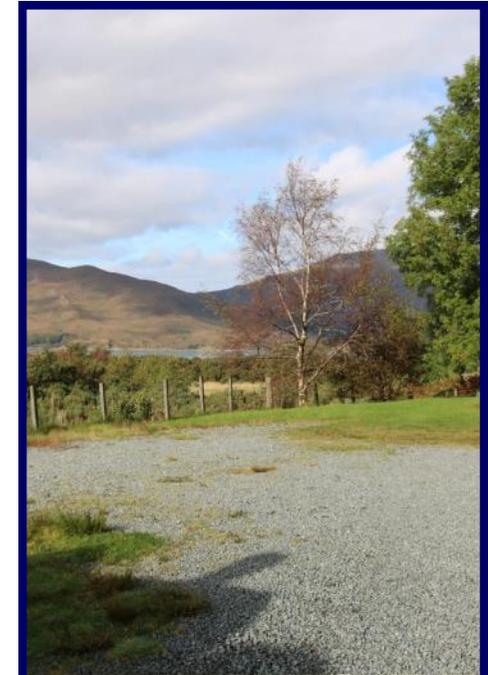
11'08" x 10'01" (3.57m x 3.09m)

Dressing room/Child's room

8'06 x 8'10" (2.59m x 2.70m)

Bedroom Two

8'10" x 8'05" (2.69m x 2.58m) at max.





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Council Tax:

Band C

Entry:

By mutual agreement.

EPC Rating:

Band F

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 to a shared septic tank.

Directions:

From the A87 at Shiel Bridge, follow directions to Glenelg over the Mam Ratagan pass. On arriving in Glenelg, drive through the village and after passing the national speed limit sign upon exiting the village, the property can be found approx. 1/2 mile further on the left hand side.

Ground Floor



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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

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Kyle of Lochalsh
Ross-Shire
IV54 8RD