



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



Silver Springs, Glenelg, IV40 8LA.

Detached
Four Bedrooms

Electric Central Heating & Double Glazing
Sea and Mountain Views

Private Parking
Quiet Location

Offers Over £280,000

Description:

Silver Springs is a delightful detached four bedroom property set within close proximity of the tranquil village of Glenelg affording stunning views across Kyle Rhea towards the Isle of Skye.

Silver Springs is a substantial detached property set within generous garden grounds in a stunning position offering sea views across Kyle Rhea and widespread mountain views. The property offers ample living space along with well appointed bedrooms.

The accommodation within is spread over two floors with the lower level consisting of a welcoming entrance porch, large kitchen/diner, utility, lounge, hallway, shower room and bedroom. The staircase leads to a landing granting access to three further bedrooms and a bathroom. The property further benefits from double glazing, electric central heating and ample built in storage throughout.

Externally the subjects are set within generous private garden grounds with private drive and ample parking to the side of the property. The garden is mainly laid to lawn with a stone chipped area to the side of the property. The garden also hosts a detached garage to the side of the property.

Silver Springs provides a fantastic opportunity to purchase a stunning home and must be viewed to appreciate the beautiful setting and views on offer.



Room sizes

Ground Floor:

Entrance Porch: 5'11 x 3'09 (1.81m x 1.16m)

Lounge: 17'04 x 14'06 (5.29m x 4.44m)

Kitchen/Diner: 23'03 x 9'09 (7.09m x 2.97m)

Utility: 9'11 x 7'10 (3.04m x 2.40m)

Bedroom One: 11'08 x 10'04 (3.58m x 3.15m)

Shower Room: 5'10 x 5'03 (1.80m x 1.61m)

First Floor:

Bedroom Two: 14'08 x 12'07 (4.49m x 3.85m)

Bedroom Three: 14'02 x 12'05 (4.33m x 3.79m)

Bedroom Four: 11'02 x 11'01 (3.42m x 3.38m)

Bathroom: 9'01 x 6'04 (2.78m x 1.94m)





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Services:

Mains Water & Electricity. Drainage by way of a private septic tank. Electric Central Heating.

Council Tax: Band E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

Take the A87 towards Glenelg. Before entering the village, Glenelg Burial Ground is on the left hand side and directly opposite is a driveway on the right hand side of the road. Follow the driveway and take the first right hand turn. Silver Springs is situated at the top of the drive.

Location:

The area is an excellent base for outdoor pursuits with many coastal and mountain walks, climbing and water sports which also provide the opportunity to spot a host of local wildlife. Glenelg is located approximately 9 miles by road from the Shiel Bridge turning off the A87. The village offers a small range of facilities including village shop, community hall and popular local Inn. Primary schooling is available in Glenelg with secondary schooling in Plockton. The main village of Kyle of Lochalsh is some 25 miles away and here you will find full services expected of a busy village including a supermarket, selection of shops, restaurants and bars, banks, petrol station, plus facilities of a modern medical centre, dental surgery, swimming pool and gymnasium. A regular bus and train service operates from Kyle providing easier access to Inverness, the capital of the Highlands. In the peak holiday season a local ferry service operates between Glenelg and Kylesha on the Isle of Skye.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.