



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



Tulloch, 2 Hamilton Place, Kyle. IV40 8BN.

Front and rear garden

Semi Detached

Village location

Family Home or buy to let

Offers Over £150,000

Three bedroom

Mountain view

DESCRIPTION:

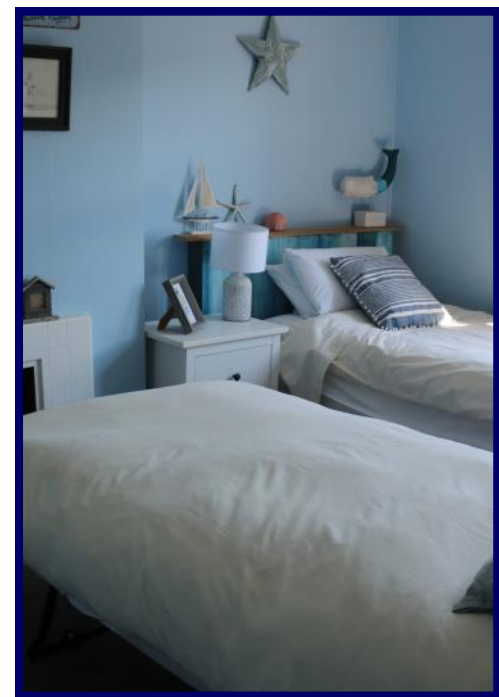
Tulloch is a well presented three bedroom semi detached property located within the village of Kyle of Lochalsh. The property is conveniently positioned to take advantage of all the amenities the village has on offer.

Tulloch is a delightful, bright and airy three bedroom property situated in the heart of Kyle and is presented in walk in condition. The spacious accommodation within is set out over two floors and comprises: Entrance hall, Bathroom, Living Room and Kitchen on the ground floor with three double bedrooms on the first floor.

The property boasts ample windows allowing in floods of natural light. It benefits from double glazing, solid fuel heating with back boiler and ample built in storage.

Externally the property sits within a very pretty low maintenance garden which hosts a timber shed. On-street parking is available at the front of the property.

Tulloch would make for a wonderful family home or buy to let property located close to all the local amenities Kyle has to offer, with lovely views from the first floor over Loch Alsh to the Isle of Skye.



ACCOMMODATION:

Entrance Hall

12'05" x 6'06" (3.79m x 1.99m) at max.

Living Room

15'06" x 12'05" (4.75m x 3.80m)

Kitchen

15'04" x 8'11" (4.69m x 2.74m) at max.

Bathroom

8'10" x 6'04" (2.70m x 1.95m)

Landing

12'08" x 6'06" (3.87m x 1.99m) at max.

Bedroom One

15'05" x 9'0" (4.70m x 2.76m) at max.

Bedroom Two

12'06" x 9'01" (3.83m x 2.77m) at max.

Bedroom Three

12'06" x 9'11" (3.83m x 3.04m)





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Council Tax:

Band B

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:

Directions:

From Main Street, Kyle take the left turn up Plock Road. On reaching Hamilton Place at the top of the road, Tulloch is the 3rd property along on the right hand side.

Ground Floor



First Floor



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.

The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

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