



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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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



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

**Fixed Price £250,000**

Detached Property

4 Bedrooms

Peaceful Location

Oil Fired Central Heating

Double Glazing

Ideal Family Home

## Description:

29 Old Kyle Farm Road is a spacious detached four bedroom bungalow located in the popular village of Kyleakin whereby views over the surrounding landscape, mountains, towards Castle Moil and across Loch Alsh are afforded.

29 Old Kyle Farm Road is an impressive property with generous living accommodation and would make a wonderful family home. The accommodation within is spread over one floor and comprises of: entrance vestibule, hallway, living room, dining room, kitchen, utility, bathroom, W.C. and four bedrooms. The property further benefits from double glazing, oil fired central heating and ample built-in storage throughout.

Externally the property is set within generous garden grounds which are mainly laid to lawn with established trees, shrubs and bushes bordering. A detached garage lies at the entrance to the property and space for parking is provided to the front of the property.

29 Old Kyle Farm Road would make a beautiful family home set in a quiet and picturesque location, a short distance from the centre of the village and must be viewed to fully appreciate the setting on offer.



## Room sizes

### Ground Floor:

Entrance Vestibule:  
1.85m x 1.61m (6'00" x 5'03").

Hallway:  
6.38m x 5.06m (20'11" x 16'07") at max.

Living Room:  
5.83m x 4.59m (19'01" x 15'00").

Dining Room:  
3.58m x 3.57m (11'09" x 11'08").

Kitchen:  
4.13m x 2.74m (13'06" x 8'11") at max.

Utility:  
2.99m x 1.88m (9'09" x 6'02").

W.C.:  
2.43m x 0.87m (7'11" x 2'10").

Bathroom:  
2.64m x 1.77m (8'08" x 5'09").

Bedroom One:  
3.93m x 2.74m (12'10" x 8'11").

Bedroom Two:  
2.82m x 2.67m (9'03" x 8'09").

Bedroom Three:  
3.53m x 2.68m (11'06" x 8'09").

Bedroom Four:  
3.96m x 3.59m (12'11" x 11'09").





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## Services:

Mains Water & Electricity. Drainage by way of septic tank. Oil fired central heating.

## Council Tax:

Band E

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

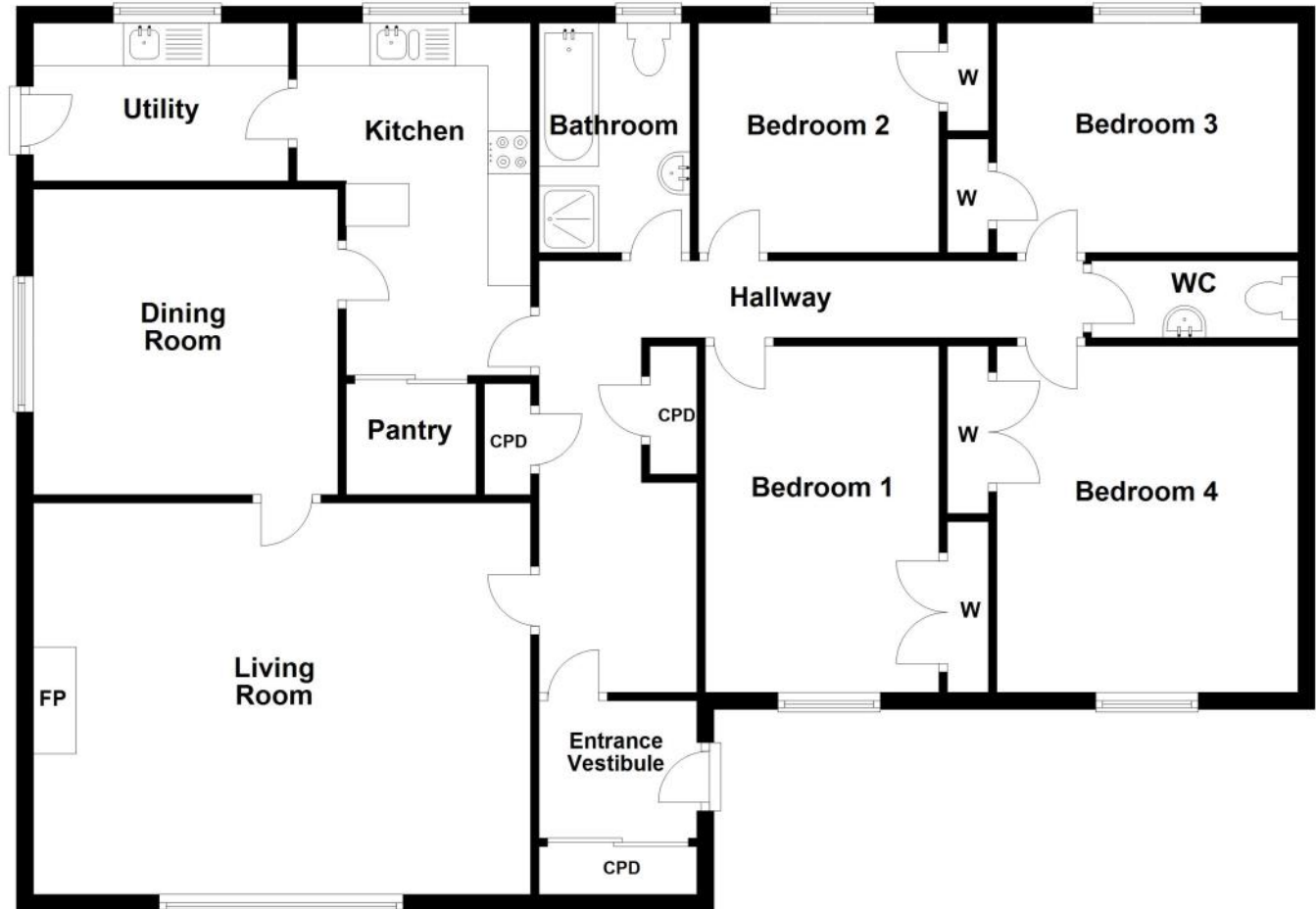
## Entry:

By mutual agreement.

## Directions:

On reaching the Kyleakin roundabout after crossing the Skye Bridge, Old Kyle Farm Road is the second exit. The property is the third on the left, with a wooden fence and the detached garage with a light blue door is visible from the road.

## Ground 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.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV40 8AB