



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



4 Kirkton Avenue, Lochcarron, IV54 8UE

Offers Over £133,000

Detached Fin Log Bungalow

3 Bedrooms

Quiet Location

Single Car Garage

Electric Central Heating

UPVC Double Glazing

Ideal For First Time Buyer

Stunning Views

Description:

4 Kirkton Avenue presents an excellent opportunity to acquire a three bedroom detached Fin Log bungalow in the popular village of Lochcarron set in an elevated position boasting widespread sea views.

The subjects are located in an elevated position within a quiet residential area of the village and is ideally positioned to take full advantage of all the amenities and attractions that the area has to offer. The accommodation within is set out over one level and comprises; Entrance Hallway, Lounge/Dining Room, Kitchen, Shower Room, Bathroom and Three Bedrooms. The property further benefits from UPVC double glazing, electric heating, single car garage and ample windows allowing in plenty of natural light.

The property sits within wraparound garden grounds which are mainly laid to lawn with off street parking provided via the driveway. The garden also hosts a single car garage and wooden shed providing additional storage. 4 Kirkton Avenue would make a wonderful family home or first time buyer's property and must be viewed to fully appreciate the setting and views on offer.



Room sizes:

Entrance Hall:
5.39m x 4.47m (17'08" x 11'04") at max

Lounge/Dining Room:
7.28m x 5.95m (23'10" x 19'06") at max

Kitchen:
2.92m x 2.95m (9'07" x 9'08")

Bedroom One:
3.51m x 3.54m (11'06" x 11'07")

Bedroom Two:
3.52m x 4.15m (11'06" x 13'07")

Bedroom Three:
2.92m x 3.55m (9'06" x 11'07")

Bathroom:
2.29m x 1.72m (7'06" x 5'07")

Shower Room:
2.93m x 1.74m (9'07" x 5'08")

Garden:

4 Kirkton Avenue is set within neat garden grounds that are mainly laid to grass. Off street parking is available on the private driveway to the front of the property. In addition, the garden also hosts a single car garage and wooden shed.





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Services:

Mains Water, Electricity and Drainage.

Council Tax:

Band B

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.

Entry:

By mutual agreement.

Directions:

Continue through Lochcarron and past the Primary School. The right turn into Kirkton Road lies shortly after this. Follow the road up the hill and turn left on to Kirkton Avenue, number 4 will be the fourth house on your left hand side.



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.

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Portree
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IV51 9ER

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Kyle of Lochalsh
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