



# The Isle of Skye Estate Agency

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**£20,000 BELOW HOME REPORT VALUATION**

**Tidal Villa, Kyle of Lochalsh. IV40 8AB**

**Offers In The Region Of £125,000**

Large Garden Ground

Village location

Garage

3 Bedroom

In need of Upgrades

## Description:

Opportunity to acquire a detached three bedroom cottage in the popular village of Kyle of Lochalsh, ideally positioned near the heart of the village to take advantage of all the amenities and attractions that the area has to offer.

This traditional three bedroom cottage is in need of upgrade works and modernisation although holds popular traditional features throughout. The cottage benefits from v-lining, deep sills and an open fire in the sitting room, currently boarded up although could be re-opened for additional heating if required (subject to the usual checks).

The accommodation is set over two floors and comprises:- Porch, Hall, Sitting Room, Kitchen/Dining Room, Rear Hall/Utility and Bathroom with stairs leading up to Shower Room and three Bedrooms on the first floor.

A large garden surrounds the property and although overgrown provides scope for many improvements subject to the usual planning permissions.

Tidal Villa offers a great opportunity to create a bespoke family home or holiday retreat completed to your own tastes and standards.

## Location

Kyle of Lochalsh is a busy village and offers all the amenities you would expect of a thriving area with a supermarket, garage, several shops, hotels and restaurants and with facilities of a dentist, medical centre, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness the capital of the Highlands, which is approximately 82 miles to the east. Primary schooling is available in Kyle of Lochalsh with a secondary school in Plockton just 6 miles away. The location offers all the advantages of village living and yet is close enough to the many hill and coastal walks, mountain trails and places of interest to visit, with the toll free bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer.



## Ground Floor

### Entrance Porch

Porch providing access from the front to all accommodation.

### Hallway

Stairs to first floor and access to ground floor accommodation. Heater. Carpet.

14' 00" x 12' 05" (4.27m x 3.80m) at widest

### Sitting Room

Spacious room with window to front overlooking the garden. Fire with tiled surround. Carpet.

13' 11" x 11' 03" (4.24m x 3.44m).

### Kitchen/Dining

Selection of wall and base units with worktops. Space for appliances. Sink and drainer. Under stair cupboard. Windows to rear and front. Carpet

13' 11" x 12' 10" (4.25m x 3.91m)

### Rear Hall/Utility

Porch accessed via kitchen or rear exterior door. Worktops and cupboards. Windows to sides. Partially tiled. Tiled flooring.

6' 04" x 8' 06" (1.94m x 2.61m)

### Bathroom

Suite comprising W.C, wash hand basin and bath with electric shower over. Frosted window to rear. Carpet.

13' 11" x 12' 10" (4.25m x 3.91m)

## FIRST FLOOR

### Bedroom One

Double room with window to front. Heater. Carpet.

14'02 x 9'11" (4.32m x 3.03m)

### Bedroom Two

Box room. Window to front. Heater. Carpet.

12'02 x 6.01' (3.73m x 1.85m)

### Bedroom Three

Double room with window to front. Heater. Carpet.

13' 11" x 11' 03" (4.24m x 3.44m).

### Shower Room

3 Piece suite including WC, sink and walk in shower cubicle. Window to rear. Carpet.

4'07 x 6'09 (1.41m x 2.08m)

### Garden

The property is set in a large garden and although it is in need of cutting back the extensive space provides excellent scope for improvements and developments. Currently hosting garage and 2 outbuildings.





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## Services:

Mains Electricity, Water and Drainage.

## Council Tax:

Band B

## 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.

## Entry:

By mutual agreement.

## Directions:

Follow directions in Kyle of Lochalsh towards the Leisure Centre. Tidal Villa lies directly opposite the Leisure Centre on your right.



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

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