



# The Isle of Skye Estate Agency

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

The Isle of Skye Estate Agency

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



## 2 Cnoc Terrace, Kyle of Lochalsh, IV40 8AN.

**Offers Over £140,000**

Semi-Detached Property

Electric Storage Heating

Quiet Residential Area

Two Double Bedrooms

Private Garden Grounds

Fantastic First-Time Buyer Property

## Description:

2 Cnoc Terrace is a very well presented two bedroom semi-detached property located in the popular village of Kyle of Lochalsh, conveniently positioned to take advantage of all of the amenities that the village has to offer.

2 Cnoc Terrace is an immaculately presented two bedroom property which sits on a quiet road within easy reach of the centre of the village where all local amenities are available. The property has been well maintained by the current owner and is presented in walk-in condition with bright and spacious living accommodation throughout.

The accommodation within is set over two levels and comprises of; entrance lobby, lounge, kitchen and dining room on the ground floor. The first floor hosts a landing, shower room and two double bedrooms. The property further benefits from UPVC double glazing, electric storage heating and ample built-in storage throughout.

Externally the property benefits from neat garden grounds with a decking area to the front elevation. The garden to the rear hosts an inclined rockery with steps leading up to the top from where you can enjoy elevated views towards Loch Alsh. The rear garden also hosts a timber garden shed.

2 Cnoc Terrace offers a wonderful opportunity to purchase an immaculately presented family home in a popular and convenient location and must be viewed to fully appreciate what is on offer.



## Room sizes

### Ground Floor:

**Entrance Lobby:** 1.40m x 1.21m (4'07" x 3'11").

**Lounge:** 4.55m x 3.76m (14'11" x 12'04").

**Kitchen:** 2.99m x 2.30m (9'09" x 7'06").

**Dining Room:** 3.02m x 2.65m (9'10" x 8'08").

### First Floor:

**Landing:** 2.22m x 2.04m (7'03" x 6'08").

**Shower Room:** 2.00m x 1.77m (6'06" x 5'09").

**Bedroom One:** 3.97m x 3.26m (13'00" x 10'08").

**Bedroom Two:** 4.18m x 2.94m (13'08" x 9'07").





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## Services:

Mains water, electric and drainage. Electric Heating.

**Council Tax:** Band B

## 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:

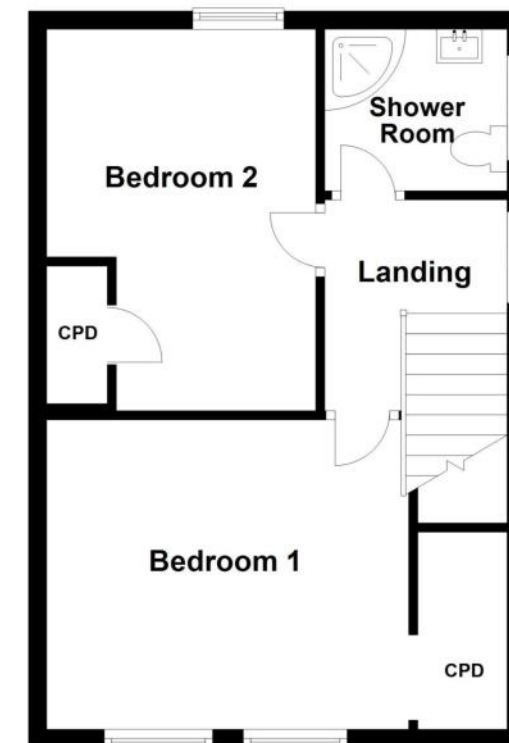
From the A87 in Kyle of Lochalsh, take the turn into Stoney Road. Follow the road round and take the turn into Cnoc Terrace on your right hand side. The property is then located second on the left.

**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. The famous village of Plockton, with the picturesque harbour is just 6 miles away and here you will also find secondary schooling, with primary schooling available in Kyle itself. 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 Skye bridge providing direct access to the beautiful Isle of Skye and all the features it has to offer.

Ground Floor



First Floor



Illustrative only. Not to scale.  
Plan produced using PlanUp.

## 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

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.