



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



27 Heathmount Road, Kyle of Lochalsh, IV40 8BU.

Offers Over £145,000

End of Terrace Property
Three Double Bedrooms

Oil Fired Central Heating
Private Garden Grounds

Quiet Residential Area
Fantastic First-Time Buyer Property

Description:

27 Heathmount Road is a well-presented three bedroom end of terrace 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.

27 Heathmount Road is a three bedroom end of terrace property set within private garden grounds located within walking distance of all the local amenities on offer. The property has been very well maintained by the current owner and offers bright and spacious living accommodation throughout.

The property offers the following accommodation which is set out over three floors; entrance vestibule/storage area, kitchen/diner, lounge, three double bedrooms and a modern family bathroom. The property further benefits from oil fired central heating, UPVC double glazing and ample built-in storage throughout. The garden, mainly laid to grass, is located to the rear and side and there is plentiful on street parking available at the front of the property. The garden also hosts a metal shed to the rear providing additional space for storage.

27 Heathmount Road provides a wonderful opportunity to create a lovely family home in a popular village location and could also make for an ideal 'buy-to let' property. Viewing is highly recommended.



Room sizes

Ground Floor:

Entrance Vestibule: 2.03m x 1.68m (6'08" x 5'06") at max.

First Floor:

Landing: 2.41m x 2.03m (7'10" x 6'08") at max.

Kitchen/Diner: 4.83m x 2.69m (15'10" x 8'09")

Lounge: 4.83m x 4.09m (15'10" x 13'04") at max.

Second Floor:

Landing: 3.07m x 0.91m (10'0" x 2'11")

Bedroom One: 4.26m x 2.71m (13'11" x 8'10")

Bedroom Two: 4.09m x 2.69m (13'05" x 8'10") at max.

Bedroom Three: 3.53m x 2.06m (11'07" x 6'09")

Bathroom: 2.02m x 1.75m (6'07" x 5'08")





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Services:

Mains water, electricity and drainage. Oil Fired Central Heating.

Council Tax: Band B

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

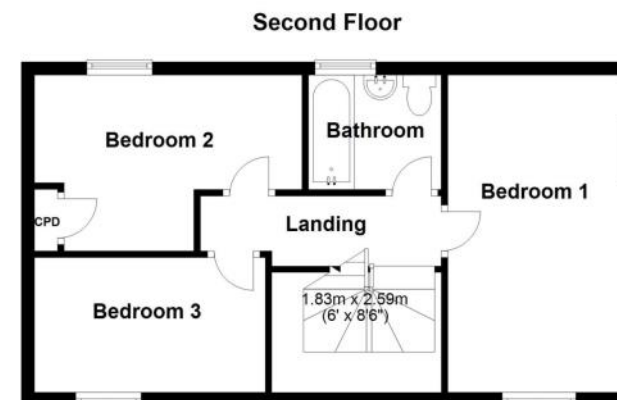
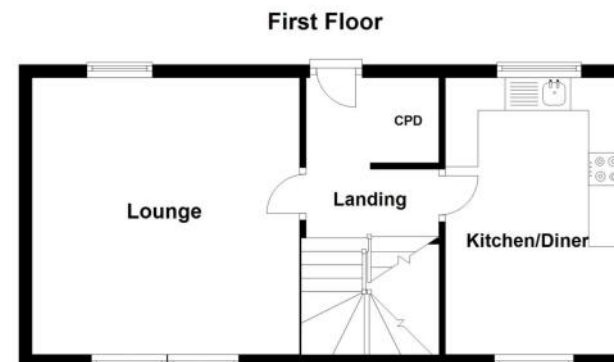
Strictly by appointment through The Isle of Skye Estate Agency.

Entry: By mutual agreement.

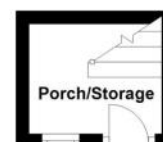
Directions:

From Main Street in Kyle, turn left at the first junction towards Plock Road. Follow the road all the way up until reaching Heathmount Road on the right. Continue straight to the end and no. 27 is the last house 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



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

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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.