



# 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



**Arden House, Main Street, Kyle of Lochalsh, IV40 8BY.**

**Fixed Price £199,999**

**Detached Property**

**4 Bedrooms (2 en-suite)**

**Substantial Garden Grounds**

**Generous Size Living Accommodation**

**Oil Fired Central Heating**

**Close to Local Amenities**



## Description:

Arden House is a substantial detached four bedroom property located in a desirable position in the heart of Kyle, close to all the amenities the village has to offer.

Arden House is a traditional detached property set within private garden grounds located within walking distance of all the local amenities on offer. The property has been extended over the years and offers bright and spacious living accommodation.

The generous accommodation within is spread over two floors with the lower level consisting of sitting room, lounge, kitchen, hallway, two bedrooms and a family bathroom. The first floor comprises a landing and two en-suite bedrooms. The property further benefits from UPVC double glazing, oil fired central heating and detached garage.

Externally the subjects are set within well proportioned garden grounds with off street parking available to the front and rear of the property. The garden grounds host neat areas of lawn along with a detached garage and green house.

Arden House will make a lovely family home or could equally be used as a Bed and Breakfast situated in a prime location and must be viewed to appreciate the accommodation on offer.





## Room sizes:

### Ground Floor:

**Sitting Room:** 5.61m x 4.44m (18'04" x 14'06") at max.

**Lounge:** 4.45m x 3.80m (14'07" x 12'05") at max.

**Kitchen:** 6.00m x 2.74m (19.08" x 8.11") at max.

**Hallway:** 4.37m x 1.20m (14'04 x 3'11)

**Bedroom One:** 3.70m x 2.20m (12'01" x 7'02")

**Bedroom Two:** 4.40m x 3.72m (14'05" x 12'02") at max.

**Bathroom:** 2.50m x 2.30m (8'02" x 7'06") at max.

### First Floor:

**Landing:** 3.19m x 1.83m (10'05 x 5'11) at max.

**Bedroom Three:** 5.65m x 3.66m (18'06" x 11'11") at max.

**Bedroom Three En-Suite:** 2.35m x 1.12m (7'08" x 3'08") at max.

**Bedroom Four:** 4.15m x 3.80m (13'07" x 12'05") at max

**Bedroom Four En-Suite:** 2.42m x 1.41m (7'11" x 4'07") at max.





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## Services:

Mains Water, Electricity and Drainage. Oil Fired Central

## Council Tax:

Band E

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

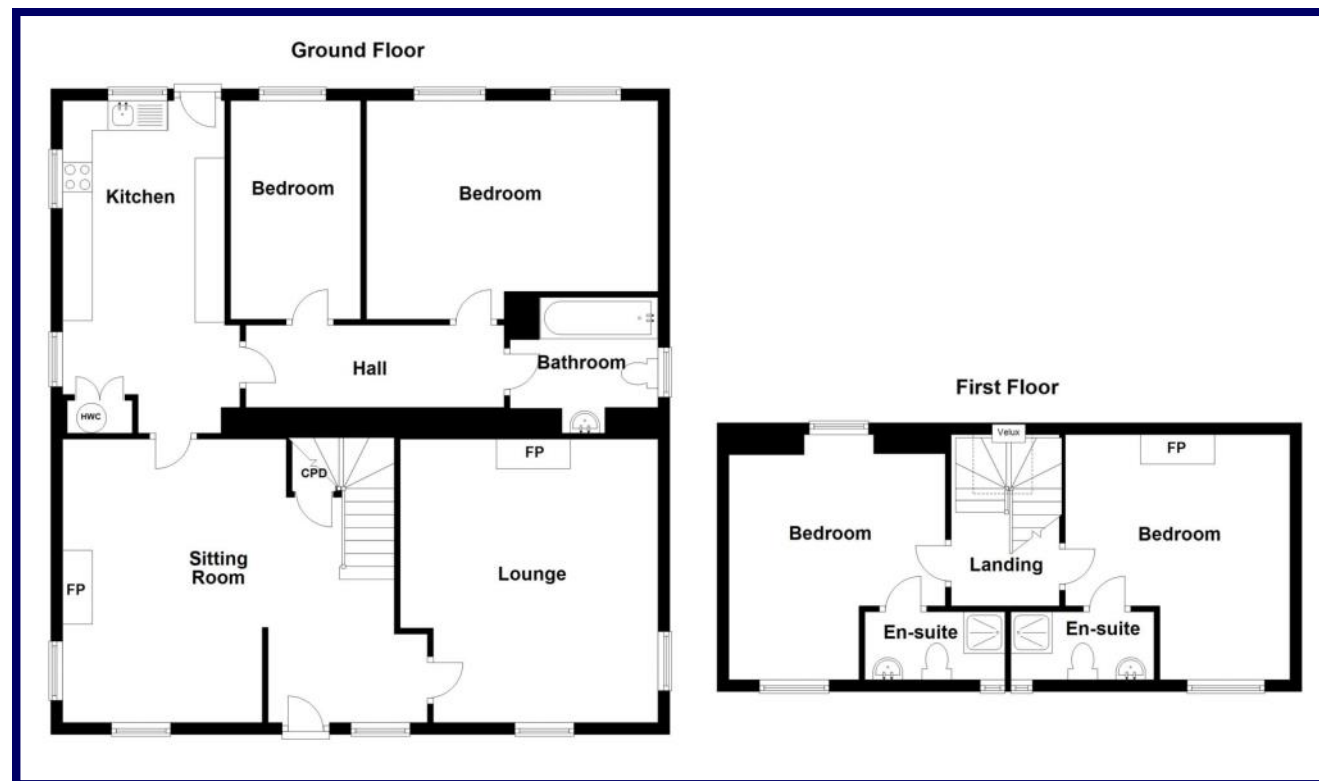
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From the A87 in Kyle take the turn into Main Street and follow the road passing the left turn into Church Road, Arden House will be the 3rd property on your left after passing the turn off for Church Road.



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