



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



Failte, Main Street, Kyle of Lochalsh, IV40 8DA.

Offers Over £120,000

Semi-Detached Property

Electric Storage Heating

Quiet Residential Area

Three Double Bedrooms

Private Garden Grounds

Fantastic First-Time Buyer Property

Description:

Failte is a spacious three bedroom semi-detached property situated in the popular village of Kyle of Lochalsh. The property is set within mature garden grounds and would make a lovely family home or first-time buyers property.

Failte is a bright and spacious semi-detached property with three double bedrooms. The property is of timber clad construction and would benefit from a degree of modernisation. The subjects are located in 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 two levels and comprises; entrance porch, hallway, lounge, kitchen and bathroom on the ground floor together with a landing and three double bedrooms located on the first floor. The property further benefits from UPVC double glazing, electric storage heating and ample built in storage space throughout. Externally the property sits within generous sized garden grounds which host a number of established trees, shrubs and bushes. The rear garden also hosts a timber garden shed, providing additional space for storage.

Failte presents a wonderful opportunity to purchase an affordable family home or first time buyers property set in a quiet residential area and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Porch: 2.13m x 1.60m (7'00" x 5'03").

Hallway: 4.86m x 1.95m (15'11" x 6'04") at max.

Bathroom: 2.05m x 1.85m (6'08" x 6'01").

Lounge: 5.48m x 3.58m (17'11" x 11'09").

Kitchen: 3.83m x 3.45m (12'06" x 11'03") at max.

First Floor:

Landing: 2.63m x 0.89m (8'07" x 2'11").

Bedroom One: 3.90m x 2.71m (12'09" x 8'10").

Bedroom Two: 4.54m x 2.69m (14'10" x 8'10") at max.

Bedroom Three: 4.43m x 3.57m (14'06" x 11'08").





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Services:

Mains water, electricity and drainage. Electric Storage Heating.

Council Tax: Band C

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

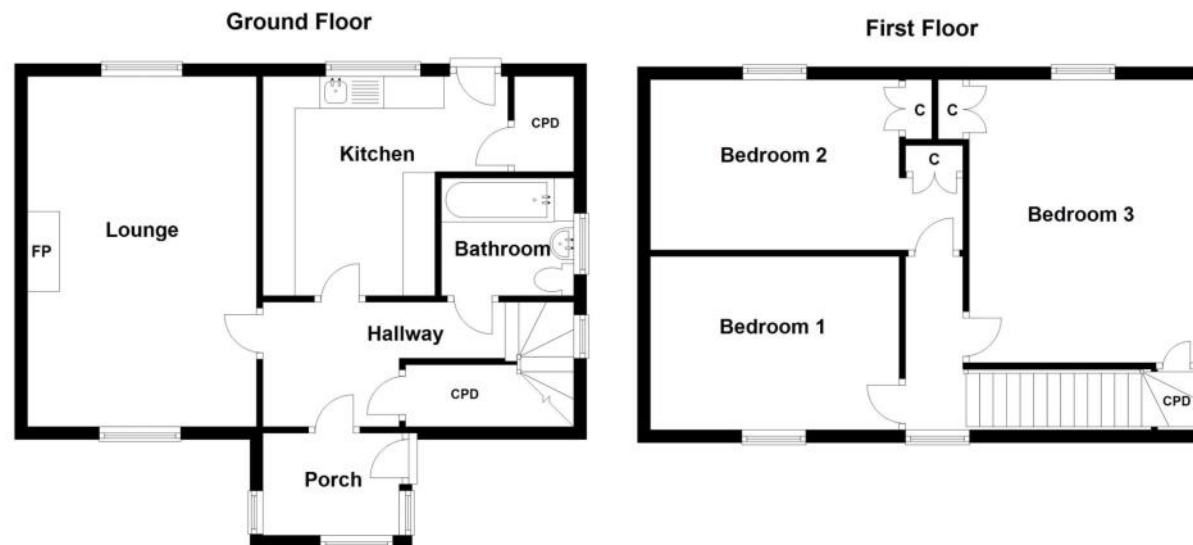
Strictly by appointment through The Isle of Skye Estate Agency.

Entry: By mutual agreement.

Directions:

From the A87 take the turning into Main Street. Follow the road and at the junction signposted Plockton, Badicaul & Erbusaig turn left. Continue to follow Main Street and the property is located on the right hand side, directly across from the turn in for 'School Road'.

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.



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.