



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



Tir Nan Og, Quarry, Glenelg, IV40 8JT.

Detached House
Three Bedrooms

Electric Storage & Panel Heating
Fully Enclosed Garden Grounds

Attached Garage
Stunning Views

Offers Over £150,000

Description:

Tir Nan Og is a delightful three bedroom detached Dorran bungalow located in the heart of the popular village of Glenelg, occupying a highly desirable location from where there are spectacular sea and mountain views across Kyle Rhea towards the Isle of Skye.

The property offers a comfortable home with the accommodation within comprising: entrance vestibule, hall, lounge, conservatory, inner hall, kitchen, rear lobby, wet room, W.C. and three bedrooms. The property further benefits from electric storage heating, a wood burning stove and double glazing throughout.

Externally, the property benefits from a gravelled area to the side elevation with a spacious garden to the rear mainly laid to grass with a paved patio area from where you can enjoy the peaceful surroundings. There is also a timber shed and greenhouse in the rear garden.

Glenelg is a picturesque, friendly and popular village. Located directly off the township road, widespread views across Kyle Rhea towards the Isle of Skye are afforded from the property with the stunning shore located directly in front of the property.

Tir Nan Og provides a wonderful opportunity to create a beautiful family home in an enviable location and must be viewed to fully appreciate the peaceful surroundings on offer.



Room sizes

Ground Floor:

Entrance Vestibule

1.61m x 1.40m (5'03" x 4'07").

Hall

2.64m x 1.67m (8'07" x 5'05") at max.

Lounge

5.21m x 3.25m (17'00" x 10'08").

Conservatory

4.18m x 3.94m (13'08" x 12'11").

Inner Hall

2.00m x 1.39m (6'06" x 4'06").

Kitchen

3.68m x 3.24m (12'00" x 10'07") at max.

Rear Lobby

2.19m x 0.87m (7'02" x 2'10").

Bedroom One

3.68m x 3.20m (12'01" x 10'06").

Bedroom Two

3.68m x 3.64m (12'00" x 11'11").

Bedroom Three

3.10m x 2.13m (10'02" x 6'11").

Wet Room

2.52m x 1.67m (8'03" x 5'05").

W.C.

1.63m x 1.04m (5'04" x 3'05").





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains water and electricity. Drainage to septic tank. Electric Panel & Storage Heating.

Council Tax: Band C

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

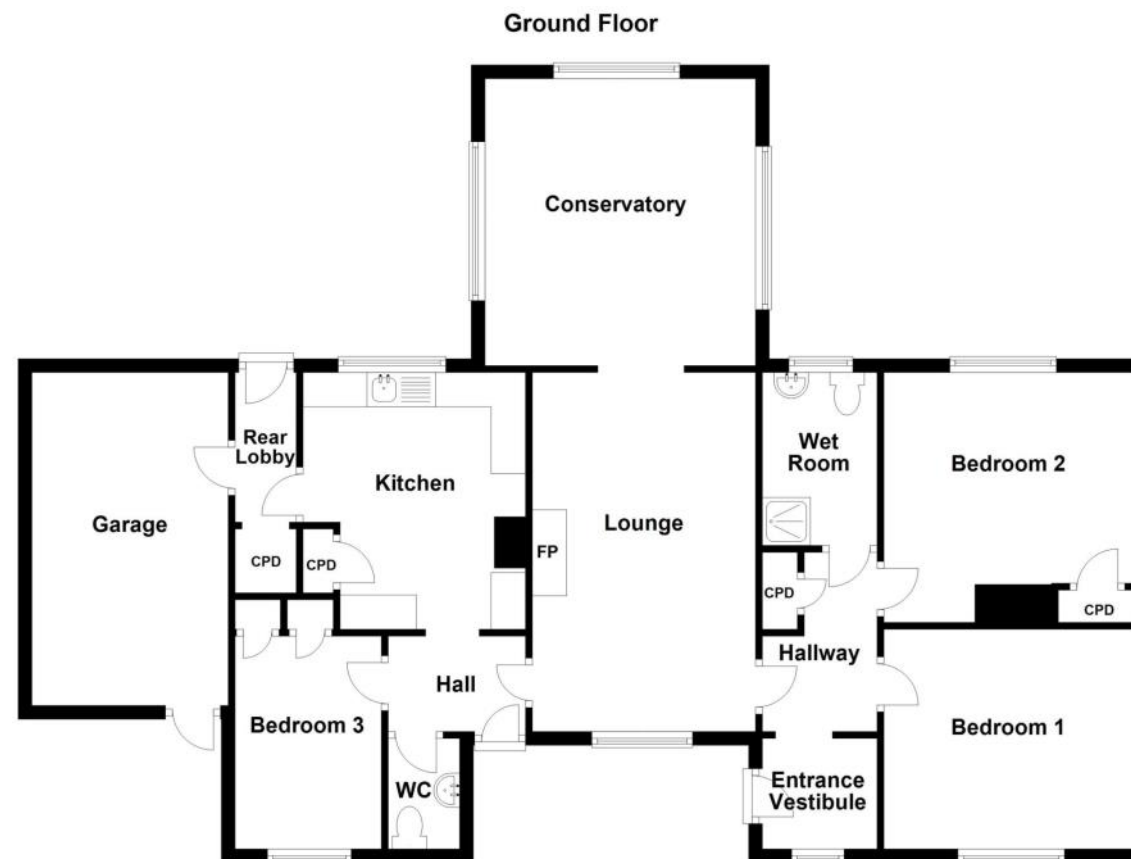
By mutual agreement.

Directions:

Take the A87 to Glenelg. Upon entering the village continue straight on past the village shop and beyond the Glenelg War Memorial on the right hand side of the road. The property is then located a short distance ahead on the left hand side of the road with parking available to the front.

Location:

The property is located a short distance from the heart of the village of Glenelg and is therefore extremely well positioned to take advantage of the facilities that this friendly village has to offer. The village shop is a short walk away, with a hotel, primary school, medical centre and a popular community centre also within easy walking distance. Glenelg Bay is less than a couple of minute's walk away and offers magnificent views across Kyle Rhea to the Isle of Skye. The larger village of Kyle of Lochalsh is approx. 23 miles away and has many amenities on offer including a supermarket, shops, post office, bank and a leisure centre. From April to October a turntable ferry operates between Glenelg to Kyleheha.



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.