



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



Woodstock, 8 Kirkton Avenue, Lochcarron, Strathcarron, IV54 8UE

Offers Over £145,000

Detached Bungalow
Electric Storage Heating

4 Bedrooms
UPVC Double Glazing

Quiet Location
Ideal For First Time Buyer

Single Car Garage
Off Street Parking

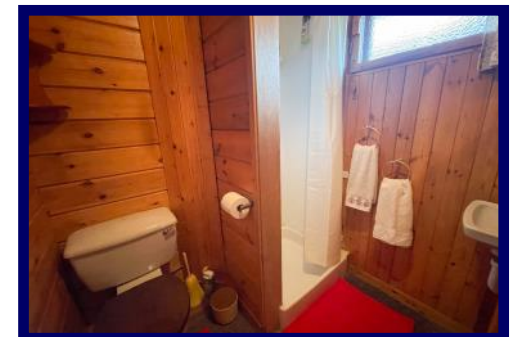
Description:

Woodstock presents a wonderful opportunity to acquire a four bedroom detached bungalow in the popular village of Lochcarron set in an elevated position boasting sea views.

The subjects are located in an elevated position within 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 one level and comprises; Entrance Hall, Lounge/Dining Room, Kitchen, Shower Room, Bathroom and Four Bedrooms. The property further benefits from electric storage heating, double glazed windows allowing in plenty of natural light and a detached single car garage.

The property sits within wraparound garden grounds which are mainly laid to lawn with a decked area to the side from where you can enjoy the peaceful surroundings. The garden also hosts a detached single car garage with off street parking also provided via the driveway.

Woodstock would make a wonderful family home or first time buyer's property and must be viewed to fully appreciate the setting and views on offer.



Room sizes:

Entrance Hall:

6.50m x 3.59m (21'04" x 11'09") at max.

Lounge/Dining Room:

7.75m x 7.19m (25'05" x 23'06") at max.

Kitchen:

3.54m x 3.53m (11'07" x 11'06").

Bedroom One:

3.54m x 2.96m (11'07" x 9'08") at max.

Bedroom Two:

2.95m x 2.95m (9'08" x 9'08").

Bedroom Three:

3.54m x 3.53m (11'07" x 11'06") at max.

Bedroom Four:

4.16m x 4.14m (13'07" x 13'05") at max.

Bathroom:

3.50m x 1.75m (11'05" x 5'09").

Shower Room:

1.73m x 1.71m (5'08" x 5'07").





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, 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:

Continue through Lochcarron and past the Primary School. The right turn into Kirkton Road lies shortly after this. Follow the road up the hill and turn left on to Kirkton Avenue and continue to the end of the road. 8 Kirkton Avenue is situated directly in front of the road end.



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