

**Carpenters Cottage
Kylerhea, Isle of Skye
IV42 8NH**

CLOSING DATE SET FOR 12 NOON ON FRIDAY 15th NOVEMBER 2019



Located at Kylerhea enjoying views over the surrounding countryside and Glenelg Bay towards the mainland beyond, this two bedroom detached bungalow is well presented and holds great holiday let potential. The property is fully double-glazed, has oil fired central heating and viewing is recommended.

OFFERS OVER £178,000

HSPC Reference: 57430

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com



PROPERTY

This detached bungalow is fully double-glazed and has oil fired central heating supplemented by a wood burning stove. The accommodation within is in walk-in condition, is well-proportioned throughout and consists of an entrance vestibule and an entrance hall off which are an open plan lounge/dining room/ kitchen, a shower room and two bedrooms (both of which having fitted wardrobes) can be found. It enjoys views over the surrounding countryside and to the rear over the countryside and Glenelg Bay towards the mainland. Occupying a generous plot that attracts an abundance of local wildlife, viewing of this property is essential to be able to fully appreciate its setting. This bungalow will appeal to a wide range of potential purchasers including those looking for a property with holiday let potential and the current owners are willing to sell some contents and some items of furniture under separate negotiation.

GARDENS

The property has grounds that extend to approximately 0.3 acres that have been left uncultivated which attracts an abundance of wildlife. A gravel driveway provides space for off-street parking and runs up one side of the property.

LOCATION

The small settlement of Kylerhea is on the East coast of Skye, just south of Kyleakin and approx. 10 miles from the Skye Bridge. It is accessed either by road, or between Easter and October, by ferry from Glenelg. Driving to Kylerhea the road is the highest in Skye. Starting at near sea level between Broadford and Kyleakin, it climbs to 279m high over Bealach Udal where the views are extraordinary. Kylerhea's unspoilt natural beauty may be the reason for its popularity with Otters. The Forestry Commission Otter Haven has a great reputation where visitors can use the well positioned hide to watch for otters, birds and seals. The property lies approx. 10 miles from Broadford which has a good variety of shops including a Co-op, a Post Office and a chemist, as well as gift shops and a wide range of restaurants and takeaways. Local amenities in Broadford also include a primary school, a hospital, a supermarket, a petrol station and several hotels. Further amenities can be found on the mainland in Kyle of Lochalsh which is approx. 11.5 miles away.

GENERAL DESCRIPTION

The double-glazed front door of the property opens on to the entrance vestibule.



ENTRANCE VESTIBULE

Approx. 1.77m x 2.05m

The vestibule has a tiled floor and there is a glazed door to the hall.

ENTRANCE HALL

Having laminate flooring the hall has loft access, a radiator, a glazed door to the open plan lounge/diner/kitchen, double mirrored sliding doors to a cloak cupboard and doors to the shower room and both bedrooms.

OPEN PLAN LOUNGE / DINER / KITCHEN

Approx. 6.57m x 4.71m

This room makes the most of the views being triple aspect (with windows to the front, side and rear elevations) and having double-glazed patio doors to the rear. It has a wood-burning stove and the modern kitchen comprises wall and base mounted units with wooden worktops, a 1½ bowl sink with drainer and mixer tap, an integral washing machine and an integral electric oven and hob with extractor over. Included in the sale price is the slimline dishwasher and the fridge freezer.



SHOWER ROOM

Approx. 2.68m x 2.11m

The shower room has a tiled floor, an extractor fan, a ladder radiator and a window that is to the rear elevation. It comprises a wash hand basin with storage under and splash-back tiling, a WC and a tiled shower enclosure.

BEDROOM ONE

Approx. 3.88m x 2.69m

The master bedroom has been fitted with laminate flooring, has a radiator, a window to the rear elevation and boasts both a double fitted wardrobe with mirrored sliding doors and a fitted storage cupboard.

BEDROOM TWO

Approx. 3.95m x 2.58m

This bedroom has a window to the front elevation, a radiator, two fitted wardrobes with mirrored sliding doors and has laminate flooring.

SERVICES

Private water supply. Mains electricity. Drainage is to a treatment plant.

HEATING

Oil fired central heating and solar hot water.

GLAZING

Double-glazed windows throughout.

EXTRAS

All fitted floor coverings, curtains and blinds. Other contents and items of furniture may be available under separate negotiation.

VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		111	(92 plus) A		104
(81-91) B			(81-91) B		
(69-80) C	77		(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.