



SCHOOL ROAD KYLE OF LOCHALSH | O.I.R.O £250,000

0800 999 1565

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS





# SCHOOL ROAD

## KYLE OF LOCHALSH

£250,000

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market this 4/5 bedroom DETACHED house, in the North West Coast village of Kyle of Lochalsh. This home, would suit a family or those looking for income potential. The property offered for sale is located within the village of Kyle, the gateway to the Isle of Skye.

The property has been vacant for many years and is in need of renovation throughout, although it benefits from uPVC double glazed windows and oil central heating.

To discuss further, and / or to arrange a viewing, please contact Myfanwy Rowe of AMAZING RESULTS!™ Estate Agents on 01445 731 533 OR 07741 483420.

Services: Mains Water, Sewerage and Electricity  
Council Tax Band : F  
EPC : E

### DESCRIPTION

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market a large family home with enough rooms for a "working from home" option; or alternatively a home including an income potential. The property is set in its own garden grounds and within walking distance of the local primary school. The home is entered via a white uPVC door into the hall which leads to all the downstairs rooms.

The property boasts 3 reception rooms with 4 bedrooms or 2 reception rooms and 5 bedrooms. There is a good sized lounge, dining room and kitchen; 2 downstairs bedrooms or one bedroom and study/office. The spacious lounge boasts large front and side windows providing abundant natural light. The bathroom is downstairs, and also a separate WC. There are 2 double / twin bedrooms, single bedroom and WC upstairs. The property benefits from abundant storage cupboards on both floors, as well as an open fireplace in 2 of the downstairs reception rooms.

This home also benefits from an integral single garage with up and over door.

### LOCATION

Kyle of Lochalsh, the gateway to the Isle of Skye, is a flourishing village with a Post Office, supermarket, bank, swimming pool, hotel, garages, cafes, butcher, fishmonger, gift shop and churches. Primary education is available within walking distance of the property, with secondary education in nearby Plockton High School. The property is located in and near some of the most stunning scenery on the West Coast of Scotland, and offers an excellent variety of outdoor activities. The famous Eilean Donan Castle is about 8 miles away, Broadford, Isle of Skye approximately 15 minutes' (9 miles), and Portree 50 minutes (34 miles) drive away. The Highland city of Inverness is approximately 80 miles away, offering all city facilities, including links by road, rail and air to further destinations. There is a mainline railway station in Kyle with regular daily journeys to Inverness via Strathcarron.

### GARDEN

The property benefits from a wrap around garden which is laid to lawn, with some established shrubs.

### SERVICES

The property benefits from all mains services

EPC : C  
Council Tax : F

### HOME REPORT

A Home Report is available at [www.onesurvey.org](http://www.onesurvey.org)  
In order to download the home report please click on "find a home report" and type in the postcode IV40 8LG. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

### VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

### ASKING PRICE

This home is available for offers in the region of £250,000

### HOW MUCH IS YOUR HOME WORTH?

Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

AMAZING RESULTS!™ - HOME OF THE PROFESSIONAL ESTATE AGENTS™

**Garage**  
4.28m x 2.94m  
14'0" x 9'8"

**Living Room**  
4.17m x 3.61m  
13'8" x 11'10"

**Entrance Hall**  
3.18m x 2.26m  
10'5" x 7'9"

**Sitting Room**  
5.49m x 3.59m  
18'0" x 11'9"

**Bedroom 1**  
2.97m x 2.52m  
9'9" x 9'3"

**Bedroom 2**  
2.62m x 2.08m  
8'7" x 6'10"

**Bedroom 3**  
2.62m x 2.08m  
8'7" x 6'10"

**Bathroom**  
1.83m x 0.93m  
6'0" x 3'1"

**Kitchen**  
2.62m x 2.08m  
8'7" x 6'10"

**Dining Room**  
4.34m x 3.59m  
14'3" x 11'9"



Floor plan of the second floor. The layout includes:

- BEDROOM 3:** 5.42m x 3.51m (17'9" x 11'6").
- BEDROOM 4:** 3.91m x 2.95m (12'10" x 9'8").
- BEDROOM 5:** 5.74m x 4.52m (18'10" x 14'10").
- CORRIDOR:** 2.13m x 0.95m (7'0" x 2'7").
- WARDROBE:** Located between the bedrooms and the corridor.
- WC:** 2.23m x 1.35m (7'6" x 4'5").
- TERRACE:** 2.23m x 1.35m (7'6" x 4'5").
- STAIRS:** Located in the central corridor area.
- ENTRY:** Located at the bottom left of the plan.
- CLIMATE CONTROL:** Located in the top left corner.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2025

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Scotland**

74

48

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

**Scotland**

66

41



[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)





**Colin Jenkins**

Founder/Professional Estate Agent

0800 999 1565 (office)  
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



rightmove

Zoopla

s1homes.com

PrimeLocation.com

**www.AMAZINGRESULTS.com**

Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

Scotland's Estate Agent, delivering award-winning customer service, local know-how and amazing results, since 2013.