

#### Services

Mains water, electricity, and drainage is to a septic tank.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available.

#### Heating

Partial electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

B

#### Viewing

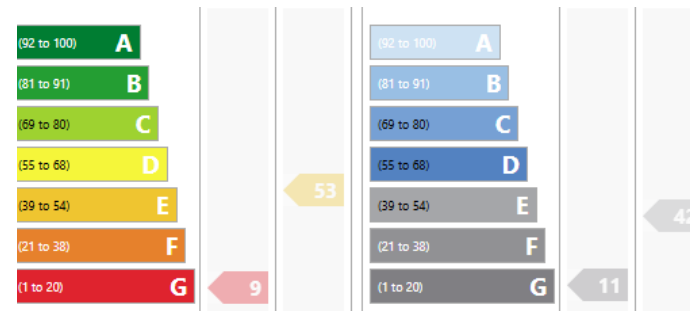
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £135,000  
 A full Home Report is available via Munro & Noble website.



## Castlerock Glenelg, Kyle IV40 8JZ

A rare opportunity to purchase a two bedroomed, semi-detached cottage with stunning views towards Glenelg Bay.

**OFFERS OVER £134,000**

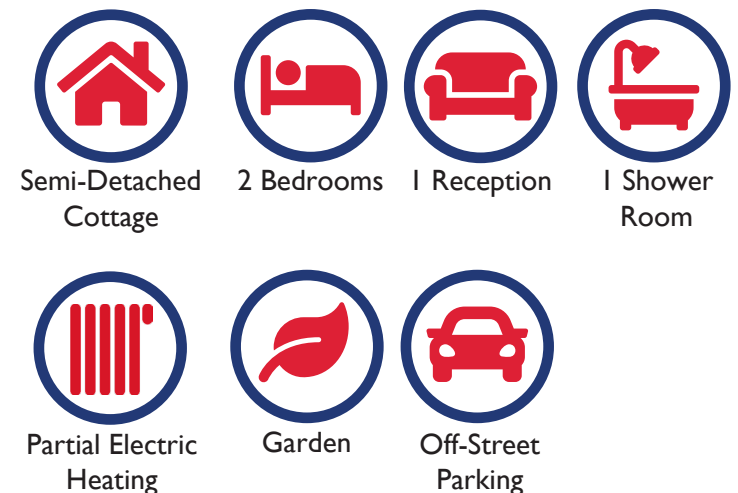
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**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.



Lounge



**Property Description**

Positioned in a picturesque setting with stunning views over the countryside and Glenelg bay, this two bedroomed, semi-detached cottage is well-proportioned throughout, is fully double glazed and has partial electric heating. The accommodation within is spread over one floor and comprises an entrance hall, a double aspect kitchen, a shower room, a bright and spacious lounge (with feature coal fireplace set on a tiled hearth) and two double bedrooms. The kitchen is fully fitted with wall and base mounted units with worktops, splashback tiling, and a stainless steel sink with mixer tap and drainer. Free-standing goods located here and included in the sale comprise a washing machine, an electric cooker and a fridge-freezer. The shower room is fitted with a three piece suite comprising a WC, a wash hand basin and a tiled shower cubicle with electric shower. Externally, the rear and side elevation is laid to lawn with a number of mature shrubs and trees and sited here are two garden sheds. The front elevation is of low maintenance being laid to gravel with bordered flower beds. Inside, the cottage retains its original character, with thick stone walls and wood paneling throughout. The property, while in need of some modernisation, has solid bones and a brand-new roof and will appeal to a range of prospective purchasers, especially those seeking a property located in a peaceful and tranquil settling and only by viewing can one appreciate the accommodation on offer. Nestled on the edge of a quite Highland village and steps away from a beautiful sandy beach, the property is just a short walk to the heart of the village and just over a mile from the iconic turntable ferry to the Isle of Skye. This property blends rustic charm with outstanding location. The village has a local shop, a primary school and nursery, coffee shops and other amenities including the popular Glenelg Inn and restaurant. Surrounded by natural beauty, with hills, lochs, and coastlines nearby, this is a haven for walkers, artists, nature-lovers and those seeking an escape from the bustle of urban life. The nearby ferry – the last manually operated turntable in the world - adds a touch of local history and connects you to the rugged charm of Skye in minutes.

Kitchen



**Rooms & Dimensions**

Entrance Hall

Kitchen

Approx 3.52m x 3.44m

Shower Room

Approx 1.52m x 2.35m

Lounge

Approx 3.65m x 3.49m

Bedroom Two

Approx 3.59m x 2.36m

Bedroom One

Approx 3.53m x 3.69m

Shower Room



Bedroom One



Bedroom Two

