



2 Lochside Houses, Helen Street, Dornie, Kyle, Highland, IV40 8ER
Offers Over £150,000

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2 Lochside Houses is a two bedroom semi-detached property located in the popular village of Dornie. The property offers spacious accommodation where views across the surrounding landscape and Loch Long are afforded.

- Semi-Detached Property
- Two Bedrooms
- Oil-Fired Central Heating
- Double Glazing
- Ample Built-in Storage Throughout
- Stunning Loch & Mountain Views
- Close to Local Amenities

Services

Mains Electric, Mains Drainage & Mains Water

Tenure

Freehold

Council tax

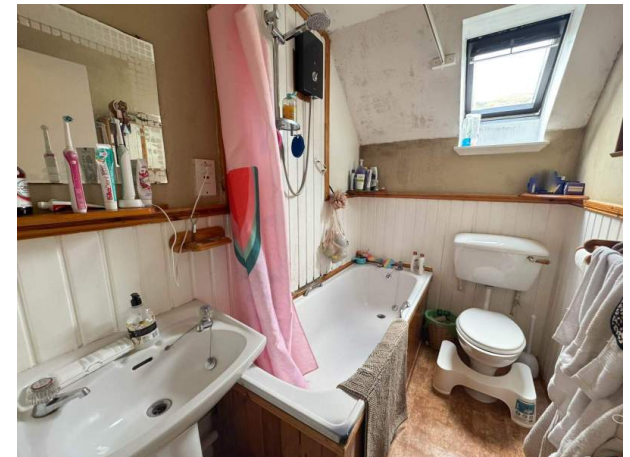
Band B

Property Description

2 Lochside Houses offers spacious accommodation set out over two floors and comprises: entrance hallway, lounge, kitchen and bedroom on the ground floor. The first floor hosts a landing, bedroom and a bathroom. The property further benefits from oil-fired central heating, double glazing and ample built-in storage throughout.

Externally the property has its own fully enclosed front and rear gardens. The front garden is laid to gravel with three steps leading up to the entrance and the rear garden is also laid to gravel with paving. There is also a timber garden shed in the front garden.

2 Lochside is a deceptively spacious property and would make a wonderful family home located close to local amenities in a beautiful setting. This property must be viewed to fully appreciate the opportunity and views on offer.



Hallway (15' 3.86" Max x 5' 11.65" Max) or (4.67m Max x 1.82m Max)

Welcoming entrance hallway accessed via wood external door with frosted glass panels. Built-in storage cupboard and understair storage. Wood laminate/ carpeted flooring. Painted. Access to lounge, bedroom one and stairs.

Bedroom 1 (12' 1.28" x 9' 4.99") or (3.69m x 2.87m)

Bedroom with window to the rear elevation. Built-in cupboard. Wood laminate flooring. Painted.

Living Room (14' 6.02" x 11' 4.22") or (4.42m x 3.46m)

Front facing Lounge with two windows to the front elevation boasting loch views. Exposed Wood flooring, painted walls with open access to the kitchen

Kitchen (12' 8.36" Max x 11' 5.4" Max) or (3.87m Max x 3.49m Max)

Modern navy blue kitchen wall and base units with contrasting work top, integrated oven/hob, extractor fan, fridge freezer , space for white goods, breakfast bar, composite sink and drainer with mixer tap. Two windows to the rear and side elevations. Exposed wooden flooring. Painted walls. Wood exterior door leading to the back garden.

Landing (11' 11.31" x 3' 1.4") or (3.64m x 0.95m)

Exposed wooden flooring, painted walls with access to bathroom, bedroom and four built in cupboards, one housing boiler

Bathroom (7' 4.58" x 3' 5.34") or (2.25m x 1.05m)

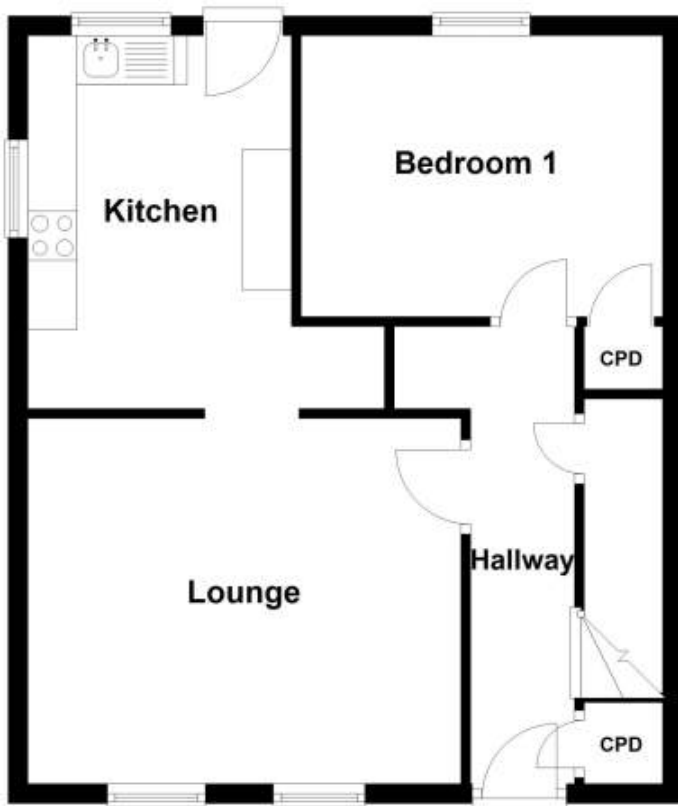
Bathroom comprising of toilet, electric shower over bath, wash hand basin . Lino flooring, v lined and partly painted. Velux window to front elevation. Loft access.

Bedroom 2 (15' 3.46" Max x 13' 1.09" Max) or (4.66m Max x 3.99m Max)

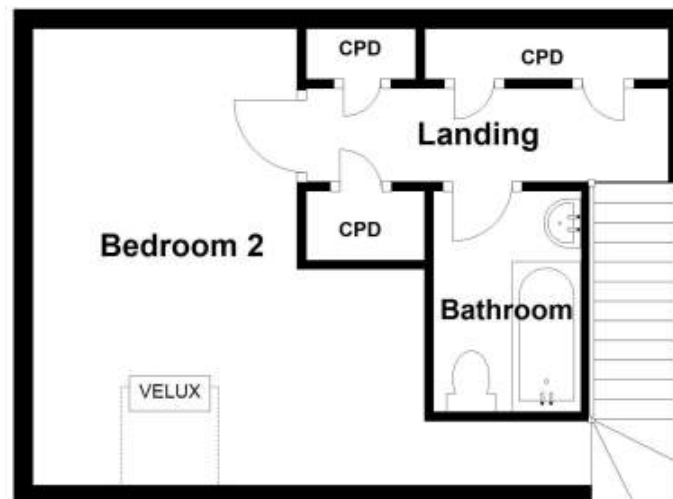
Double bedroom with built in wardrobes, large Velux window to the front boasting beautiful views. Partial carpet and wooden flooring. Painted walls



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.