

Kintail View, Glenshiel

Offers Over **£300,000**



Kintail View

Glenshiel, Kyle

Spacious 4-bed home in Ratagan with stunning loch and mountain views, sunroom, large garden, sheds, peaceful setting. Ideal for families or artists.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating: D

KEY FEATURES:

- Stunning views across Loch Duich towards the Five Sisters of Kintail
- Spacious four-bedroom property
- Sunroom & generous garden
- Inspirational landscapes
- Extends to approximately 160m2

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GENERAL DESCRIPTION:
Kintail View enjoys stunning views across Loch Duich towards the Five Sisters of Kintail. This spacious four-bedroom property offers an ideal family home, with a generous garden and a peaceful setting within a welcoming, lively community. Enjoying a sense of remoteness while remaining centrally located, the property also offers excellent potential for artists, with the sunroom providing an ideal space to draw inspiration from the surrounding landscape.

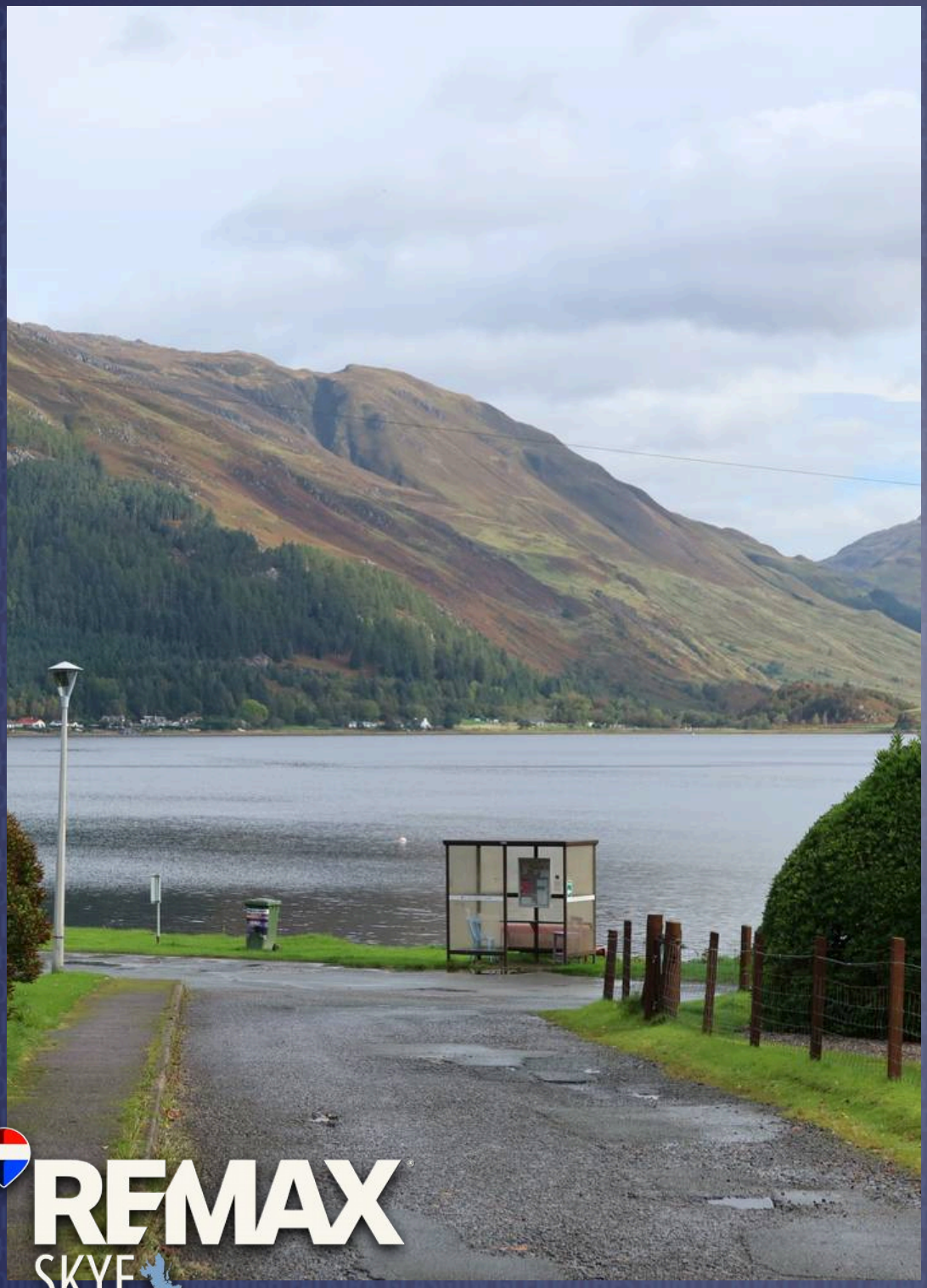
Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:
Ground Floor: Entrance Porch, Entrance Hallway, Lounge, Sunroom, Kitchen/Dining Room, Rear Porch, Inner Hallway, 4 Bedrooms (1-Ensuite), Bathroom.
Upper Floor: Loft

EXTERNAL:
Timber Shed
Metal Shed
Garden

DETAILS:
HOME REPORT: Available from RE/MAX Skye
SERVICES: Mains electricity, mains water, mains drainage.
BROADBAND: BT (Fibre connection available in the village).

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LOCATION:

The picturesque village of Ratagan is situated on the shores of Loch Duich. With wildlife in abundance and mountain ranges all around, the area offers plenty to see and do including hillwalking, horse riding, climbing, fishing, or visiting the nearby Falls of Glomach, one of Britain's highest free-falling waterfalls, and the world-famous Eilean Donan Castle. The village benefits from a communal swimming pool. Primary schooling is at Inverinate, while secondary schooling is available at Plockton High School, renowned for its musical excellence, to which a school bus runs daily. Further amenities can be found in Kyle of Lochalsh approximately 17 miles away, from here you can also cross the toll-free bridge to the beautiful Isle of Skye.

ACCOMMODATION:

Kintail View was built around 1985 and extends to approximately 160m2. The property benefits from timber double-glazed windows and doors. Hot water and heating to the property is by way of LPG gas-fired condensing boiler to radiators throughout the property, supplemented by a gas fire in the lounge. A maintenance contract for the central heating system is in place.

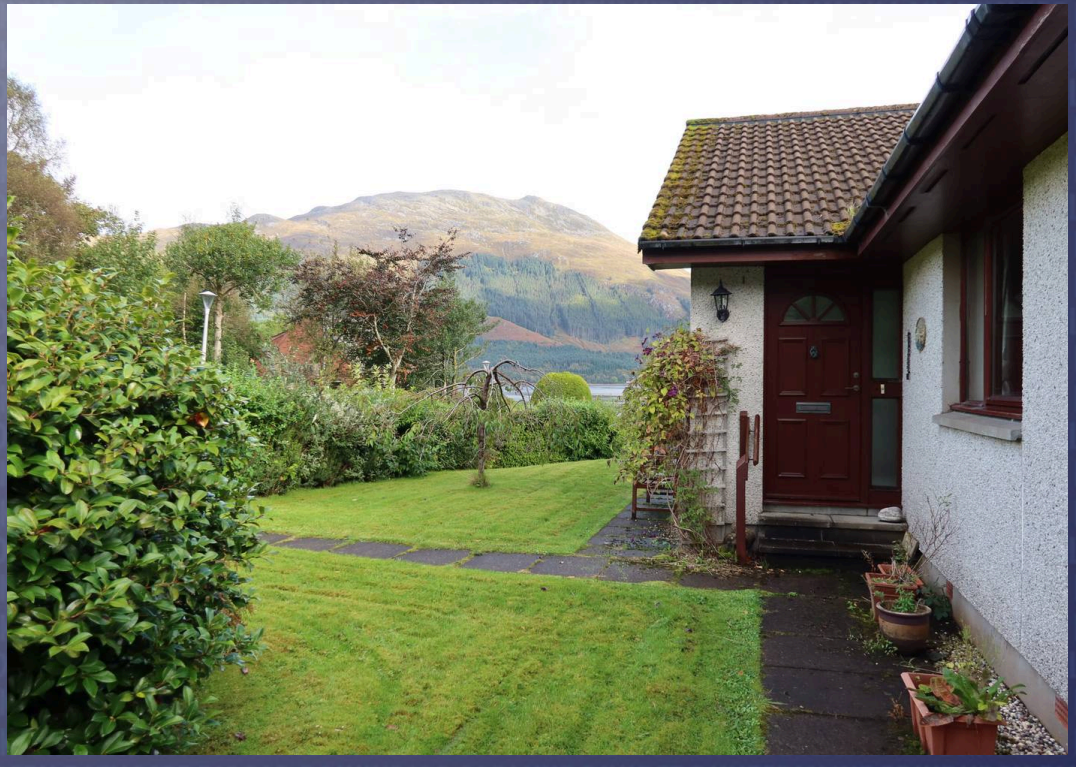
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SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE









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GROUND FLOOR:

ENTRANCE PORCH:
5' 7" x 7' 11" (1.71m x 2.41m)
Two steps rise to timber exterior door with frosted glazed vision panel with sidelight window, window to front elevation, ceiling downlight, radiator, fitted carpet, access to entrance hallway.

ENTRANCE HALLWAY:
13' 1" x 7' 11" (4.00m x 2.41m)
Frosted glazed partition with frosted glazed door, ceiling downlight, two built-in storage cupboards (one with sliding doors), radiator, fitted carpet, access to lounge, kitchen, inner hallway.



GROUND FLOOR (CONTINUING):

LOUNGE:
17' 4" x 24' 7" (5.29m x 7.50m)
Frosted glazed partition with frosted glazed door, ceiling chandeliers, wall lights, window to front elevation, internal glazed sliding doors with water and mountain views, freestanding gas fireplace set on marble hearth, two radiators, fitted carpet, access to sunroom and kitchen.

SUNROOM:
23' 6" x 8' 0" (7.17m x 2.44m)
Glazed sliding door, floor to ceiling windows to front, side and rear elevation with water and mountain views, windowsill shelve, two glazed doors to side elevations with access to garden, wall lights, laminate flooring.

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GROUND FLOOR (CONTINUING):

KITCHEN/DINING ROOM:
12' 2" x 16' 4" (3.71m x 4.99m)
(Dimensions at widest points) Timber door, windows to rear elevation with mountain and water views, ceiling downlights and flush mount ceiling light, range of base and wall units, wine shelves, laminate worktop, 1.5 stainless steel sink with drainer, 2-pit gas hob, Freestanding electric Zanussi cooker with ceramic hob and oven, integrated extractor hood, tiled splash back, space for large fridge freezer, space for dining table and chairs, radiator, laminate flooring, access to rear porch.

REAR PORCH:
6' 7" x 8' 10" (2.01m x 2.70m)
Timber door, internal window to side elevation with water and mountain views, exterior door with frosted glazed window, worktop with storage under, boiler, laminate flooring, access to garden.

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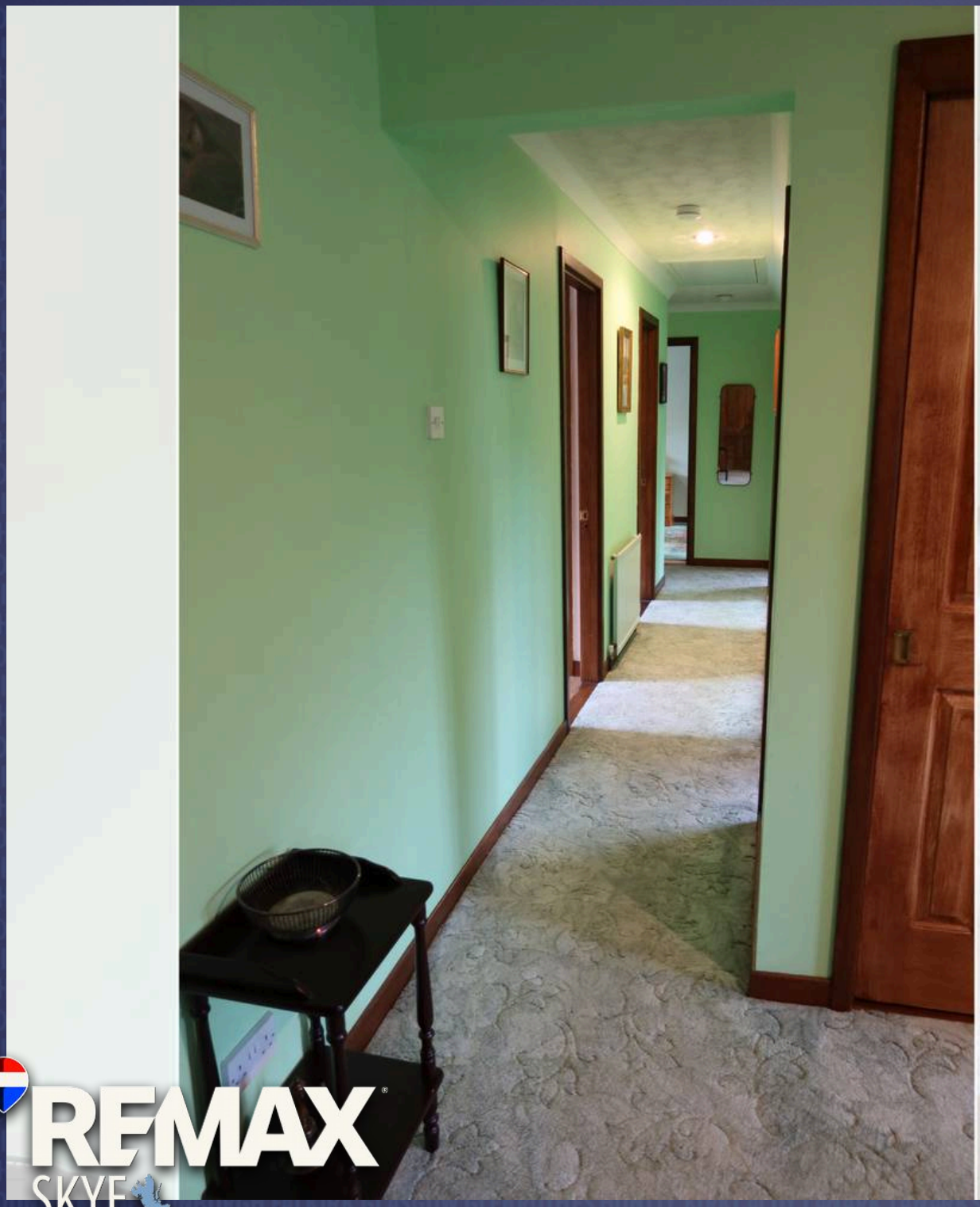








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GROUND FLOOR (CONTINUING):

INNER HALLWAY:
2' 11" x 19' 9" (0.89m x 6.02m)
Open access, L-shaped hallway, ceiling downlight, radiator, fitted carpet, access to 4 bedrooms, bathroom, loft.

BEDROOM 1:
9' 11" x 11' 2" (3.02m x 3.41m)
Timber door, window to front elevation, ceiling hanging lights, built-in wardrobe with sliding doors, radiator, vinyl flooring.

BEDROOM 2:
9' 11" x 13' 5" (3.01m x 4.10m)
Timber door, window to front elevation, ceiling hanging lights, built-in double wardrobes with sliding doors, radiator, fitted carpet.

BEDROOM 3:
13' 2" x 9' 11" (4.01m x 3.02m)
Timber door, window to rear elevation with mountain views, ceiling hanging lights, bedside wall-lights, built-in double wardrobes with sliding mirror doors, radiator, vinyl flooring, access to ensuite.

ENSUITE:
9' 11" x 4' 8" (3.01m x 1.41m)
(Dimensions into shower) Timber door, frosted window to rear elevation, flush mount ceiling light, built-in shower enclosure with glazed door, Mira electric shower over, WC, pedestal wash hand basin, tiled splash back, radiator, vinyl flooring.

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GROUND FLOOR (CONTINUING):

BATHROOM:
12' 2" x 6' 2" (3.72m x 1.89m)
(Dimensions at widest points) Timber door, frosted window to rear elevation, flush mount ceiling light, corner bath, glazed shower enclosure with glazed door, shower force electric shower, tiled wet walls, WC, pedestal wash hand basin, tiled backsplash, radiator, vinyl flooring.

BEDROOM 4:
12' 2" x 7' 10" (3.71m x 2.40m)
Timber door, window to rear elevation with mountain views, ceiling hanging lights, built-in wardrobe with sliding doors, radiator, vinyl flooring.

LOFT:
Partially boarded, pull-down loft ladder.

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EXTERNAL:

TIMBER SHED

METAL SHED

GARDEN:

A pedestrian gate at the front of the property provides access to a tiled pathway leading to the front entrance. A concrete ramp runs from the front of the property to the side door of the sunroom. To the rear, metal gates open onto a gravel driveway providing off-road parking. On the driveway, a tiled pathway leads to a tiled patio adjoining the rear entrance, with concrete steps descending to a second tiled patio with a seating area and metal shed. The side and front garden is predominantly laid to lawn, with mature, planted borders and established trees throughout. Mature hedging along the boundaries provides colour and privacy year-round.

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GENERAL:

EXTRAS:
Included in the sale are all fitted floor coverings and integrated appliances. Some furniture items may be available by separate negotiation.

WHAT3WORDS:
///wisdom.isolating.regrowth

VIEWING:
Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

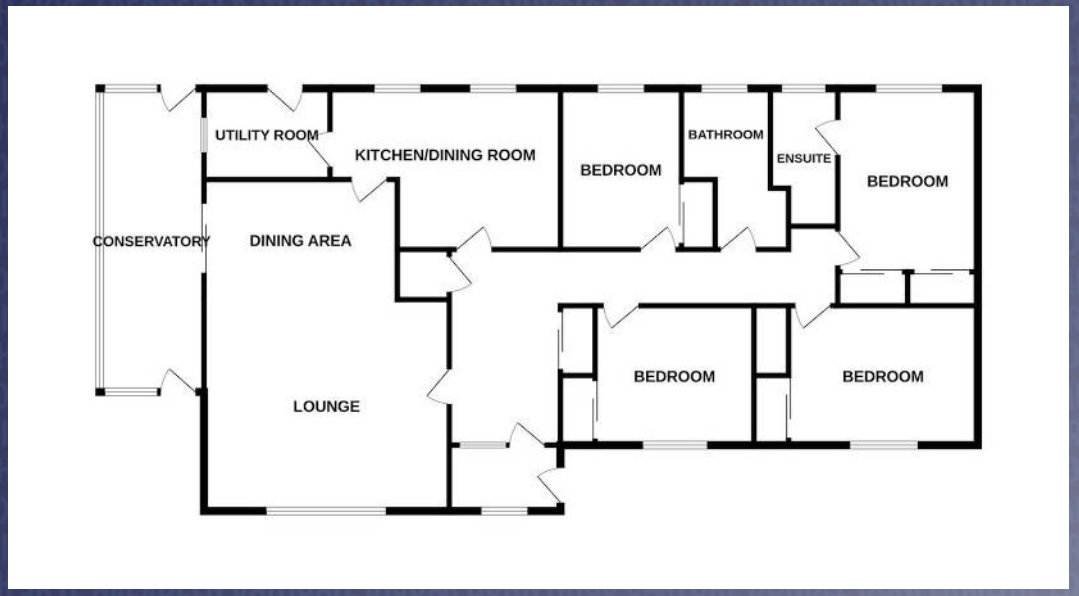
INTEREST:
It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

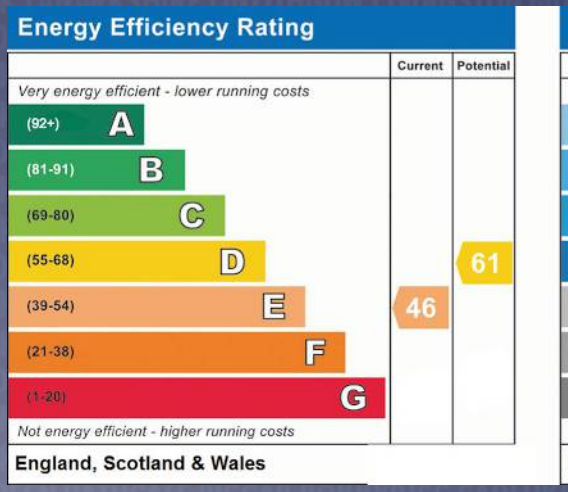
OFFERS:
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

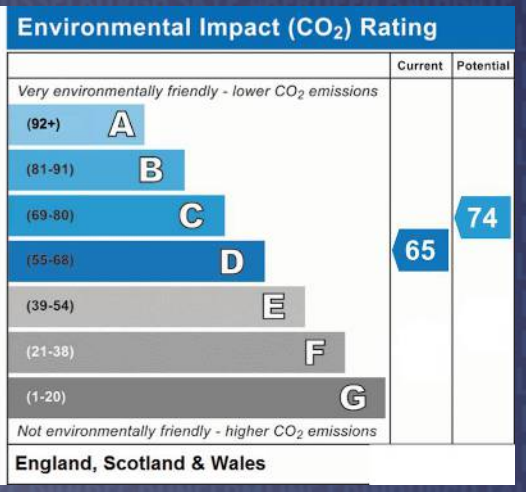
ENTRY:
At a date to be mutually agreed.

DISCLAIMER:
These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

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UTILITY ROOM
KITCHEN/DINING ROOM
BEDROOM
BATHROOM
ENSUITE
BEDROOM
CONSERVATORY
DINING AREA
BEDROOM
BEDROOM
LOUNGE


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
46
61
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
65
74
England, Scotland & Wales


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