



17 Cnoc Terrace, Kyle of Lochalsh, IV40 8AN  
Offers Over £185,000

# 17 Cnoc Terrace, Kyle of Lochalsh, IV40 8AN

17 Cnoc Terrace is a very well presented three-bedroom semi-detached property located in a quiet area of the popular village of Kyle of Lochalsh, conveniently positioned to take advantage of all the amenities that the village has to offer.

- Three Bedrooms
- Oil-Fired Central Heating
- Open Plan Layout
- Double Glazing
- Popular Area
- Close to Local Amenities
- Decking Area
- Private Garden

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band B

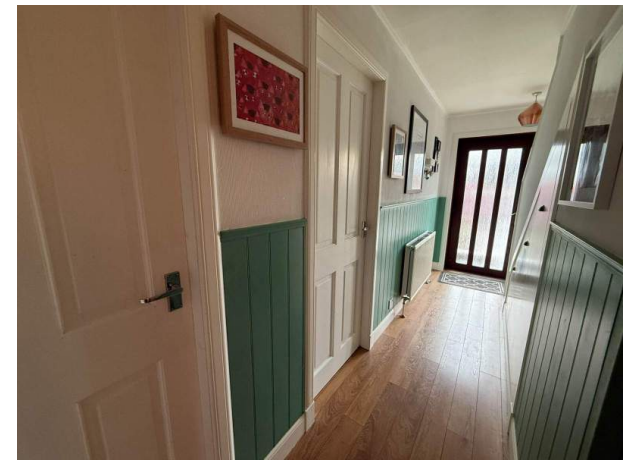
## Property Description

Set within a popular area, 17 Cnoc Terrace is a well presented three-bedroom home offering comfortable, modern living with excellent outdoor space.

The property features a bright, spacious open plan kitchen lounge and dining area creating an ideal layout for both every day living and entertaining while a multi-fuel stove provides a welcoming focal point to the space. The property offers three well-proportioned bedrooms, with the added benefit of one bedroom on the ground floor, making the layout particularly versatile for guests, home working or accessible living. A well appointed bathroom incorporates both a bath and shower. A separate utility room adds valuable practicality and storage. The property further benefits from double glazing, an oil central heating system and storage throughout.

Externally the property has a neat front garden. To the rear there is a shed and wood store together with a decked area, perfect for outdoor dining or relaxing, while enjoying a private low maintenance setting with views across the village towards the Isle of Skye.

17 Cnoc Terrace offers a wonderful opportunity to purchase an attractive home in a popular and convenient location and must be viewed to appreciate what is on offer. This property is well suited to families, first time buyers, or those seeking a comfortable and flexible property in the heart of Kyle of Lochalsh.



**Entrance Hall (14' 11.13" x 6' 2.8" ) or (4.55m x 1.90m)**

Bright entrance hall incorporating stair case. Front door has frosted glass panels and adjacent window. The stairs are carpeted and the hall floor is wooden. The walls are partially painted and clad with painted wood panelling. Understair cupboard and three pull out drawers provide useful storage.

**Open plan Kitchen/Lounge/Dining (22' 10.8" x 15' 3.86" ) or (6.98m x 4.67m)**

Lovely bright open plan kitchen/lounge and dining area with multi fuel stove. The floors are wooden and the walls are painted. The kitchen has modern wall and base units, four ring ceramic hob, extractor fan, double ovens, fridge freezer and composite sink.

**Utility Room (11' 2.65" x 6' 6.35" ) or (3.42m x 1.99m)**

Utility room with built in cupboard, space for white goods, counter and wall units, consumer unit, back door with glass panel. The flooring is wooden and the walls are painted.

**Bedroom 1 (8' 8.33" x 11' 8.94" ) or (2.65m x 3.58m)**

Ground floor bedroom currently used as home office/ gym. Windows to the front and side of the property provide lots of light. The flooring is wood and the walls are painted.

**Bathroom (6' 3.98" x 6' 0.44" ) or (1.93m x 1.84m)**

Bathroom with shower over bath, glass shower screen, sink vanity unit with illuminated mirror, toilet and heated towel rail. The floor is tiled and the walls are partially tiled and painted. Frosted glass window to the rear of the property.

**Bedroom 2 (12' 0.49" x 11' 6.19" ) or (3.67m x 3.51m)**

Bedroom with built in eaves storage, large window to the rear of the house. The walls are painted and the floor is carpeted.

**Bedroom 3 (13' 0.69" x 12' 2.46" ) or (3.98m x 3.72m)**

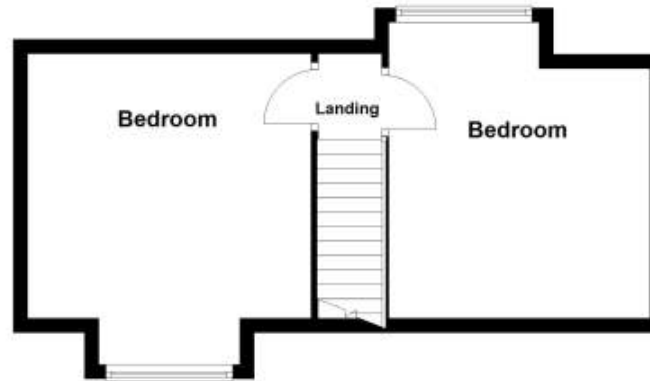
Bedroom with window to the front of the house and eaves storage. The walls are painted and the floor is carpeted.



Ground Floor



First Floor



| Energy Efficiency Rating                          |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs       |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                    |         |           | (92+) <b>A</b>  |         |           |
| (81-91) <b>B</b>                                  |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                                  |         | 74        | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                                  | 63      |           | (55-68) <b>D</b>  | 58      | 67        |
| (39-54) <b>E</b>                                  |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                                  |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                                   |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs       |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England, Scotland & Wales EU Directive 2002/91/EC |         |           | 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.