



17 Heathmount Place, Kyle

Offers Over £190,000



17 Heathmount Place

Kyle

3-bed semi-detached bungalow in walk-in condition with water views. Air source heat pump, photovoltaic solar panels, EPC B (81), near local amenities in Kyle of Lochalsh. Detached workshop.

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: B
- EPC Environmental Impact Rating: A

KEY FEATURES:

- 3-bed semi-detached bungalow
- Water views towards Kyleakin
- Air source heat pump
- 8 photovoltaic solar panels
- Local amenities and public transport at walking distance



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GENERAL DESCRIPTION:

17 Heathmount Place is a 3-bed semi-detached bungalow situated in a quiet residential area in Kyle of Lochalsh enjoying water views towards Kyleakin and within walking distance of The Plock and Skye Bridge. The current owners have thoughtfully renovated the property, enhancing its energy efficiency with the installation of an air source heat pump and photovoltaic solar panels. Presented in walk-in condition, the property would suit a range of buyers. Local amenities and public transport are nearby at walking distance.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Porch, Utility Room, Storage/Boiler Room, Kitchen, Lounge, Hallway, Bathroom, Three Bedrooms.

EXTERNAL:

Detached workshop/store
Woodstore

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, mains drainage.

COUNCIL TAX BAND: B

EPC RATING: B (81)

BROADBAND: Sky



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LOCATION:

Kyle of Lochalsh is a bustling highland village, and here you will find all local amenities such as primary school, shops, supermarket, butchers, dentist, leisure pool & gym, hotels, restaurants, bars, railway & bus links, chemist, surgery & medical centre, etc. Secondary schooling is available in the nearby village of Plockton to which a school bus runs daily. Kyle is also linked by a toll-free bridge to the Isle of Skye. Living in Kyle gives you an ideal base to explore many interesting and beautiful places around this part of the West Coast of Scotland including the mountains of Kintail, the world-famous Eilean Donan Castle in Dornie, the pretty village of Plockton and the beautiful Isle of Skye just across the water.

ACCOMMODATION:

17 Heathmount Place was built around 1965 and extends to approximately 84m². The property benefits from double glazed timber framed windows and uPVC door. Heating to the property is by way of air source heat pump to radiators throughout the property, supplemented by a solid fuel stove in the open plan living area. Bottled gas supplies the kitchen hob. The property further benefits from interlinked smoke, heat and CO₂ alarms. 8 photovoltaic solar panels have been installed on the rear roof elevation.



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GROUND FLOOR:

ENTRANCE PORCH:

5' 3" x 5' 6" (1.60m x 1.68m)

Half glazed uPVC exterior door, flush mount ceiling light, storage cupboard, vinyl flooring, access to utility room, storage/boiler room, open plan living area.



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GROUND FLOOR (CONTINUING):

UTILITY:

5' 2" x 2' 9" (1.58m x 0.85m)

One step rises, timber door, ceiling light, space and plumbing for washing machine and tumble dryer, wall-mounted wash hand basin, tiled splash back, vinyl flooring.

STORAGE/BOILER ROOM:

4' 9" x 7' 4" (1.44m x 2.24m)

One step rises, timber door, window to side elevation, ceiling downlights, Grant immersion boiler, v-lining on walls and ceiling, LVT flooring.



GROUND FLOOR (CONTINUING):

OPENPLAN LIVING AREA:

20' 10" x 12' 2" (6.36m x 3.72m)

One step rises, frosted half glazed uPVC door, windows to front, side and rear elevation, two radiators, LVT flooring.



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GROUND FLOOR (CONTINUING):

BREAKFAST KITCHEN:

8' 10" x 13' 8" (2.68m x 4.17m)

(Dimensions at widest points) Ceiling downlights, range of base and wall units, laminate worktop, Carron Phoenix sink with drainer, Siemens 5-pit gas hob, tiled splash back, integrated double oven and dishwasher, kitchen island with storage units and bar seating area, space for American style fridge freezer set within integrated storage units, open access to lounge area, hallway.



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GROUND FLOOR (CONTINUING):

LOUNGE:

11' 9" x 12' 2" (3.57m x 3.72m)

(Dimensions at widest points) Open access, ceiling hanging light, solid fuel stove set in brick fireplace on stone hearth, timber mantle over, integrated shelving.



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GROUND FLOOR (CONTINUING):

HALLWAY:

2' 10" x 8' 7" (0.87m x 2.62m)

(Selected dimensions) Panel glazed door, L-shaped hallway, ceiling hanging light, consumer unit, radiator, LVT flooring, access to bathroom, three bedrooms, roof space.



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GROUND FLOOR (CONTINUING):

BATHROOM:

5' 8" x 6' 4" (1.73m x 1.93m)

(Dimensions into bath) Barn sliding door, frosted window to rear elevation, flush mounted ceiling light, built-in bath with glazed shower panel and Mira electrical shower over, WC, wall-mounted wash hand basin, wet walls, V-groove PVC cladding on ceiling, extractor fan, radiator, vinyl flooring.



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GROUND FLOOR (CONTINUING):

BEDROOM 1:

8' 10" x 12' 11" (2.70m x 3.93m)

Timber door, window to rear elevation, ceiling hanging light, built-in wardrobes, radiator, fitted carpet.

BEDROOM 2:

11' 7" x 11' 7" (3.54m x 3.54m)

(Dimensions at widest points) Timber door, window to front elevation, ceiling hanging light, built-in wardrobes and seating area, radiator, fitted carpet.

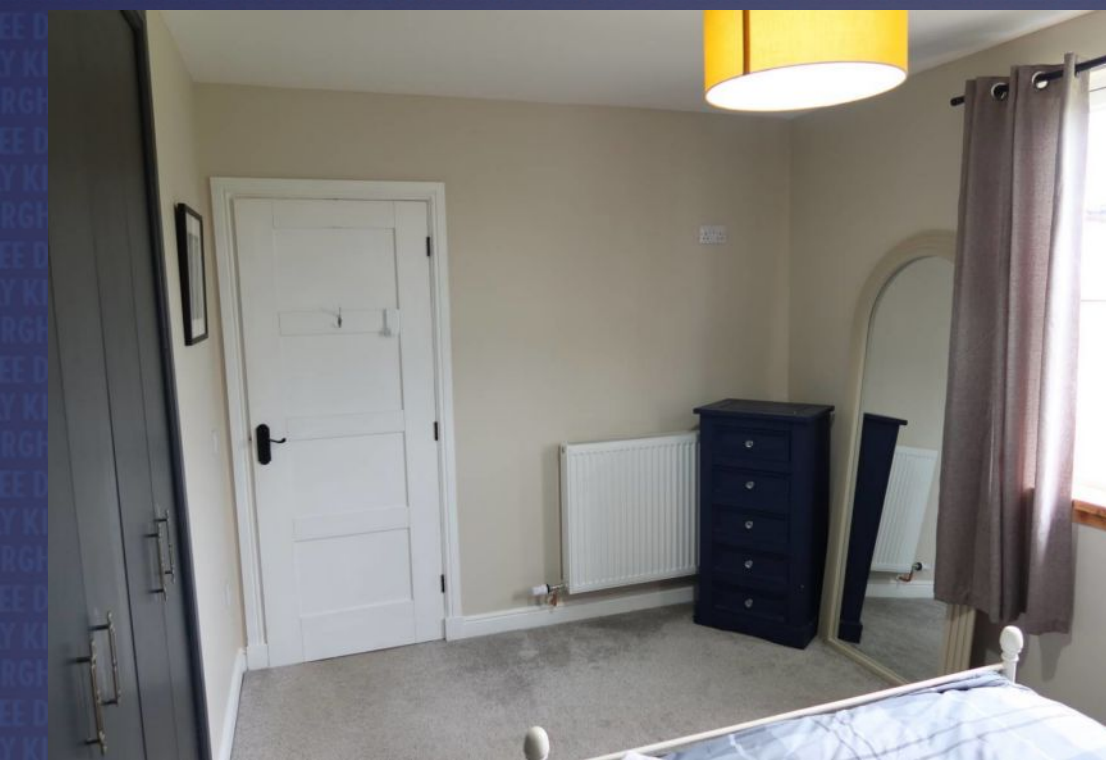
BEDROOM 3:

11' 8" x 8' 6" (3.56m x 2.58m)

Timber door, window to front elevation, ceiling hanging light, radiator, fitted carpet.



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EXTERNAL:

DETACHED WORKSHOP/STORE

WOODSTORE

GARDEN:

An elevated gravelled area to the front of the property provides convenient off-road parking. A tile and gravel walkway leads down to the gravel path at the front of the property which leads to a timber gate at the side of the property providing access to the gravel garden at the rear of the property and the entrance of the bungalow. On the side a wood store has been set on concrete blocks, with a detached workshop at the rear. An area of lawn provides ample space for outdoor seating, children's play equipment, or entertaining. From the garden, there are attractive views across the water towards Kyleakin Bay.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:

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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:

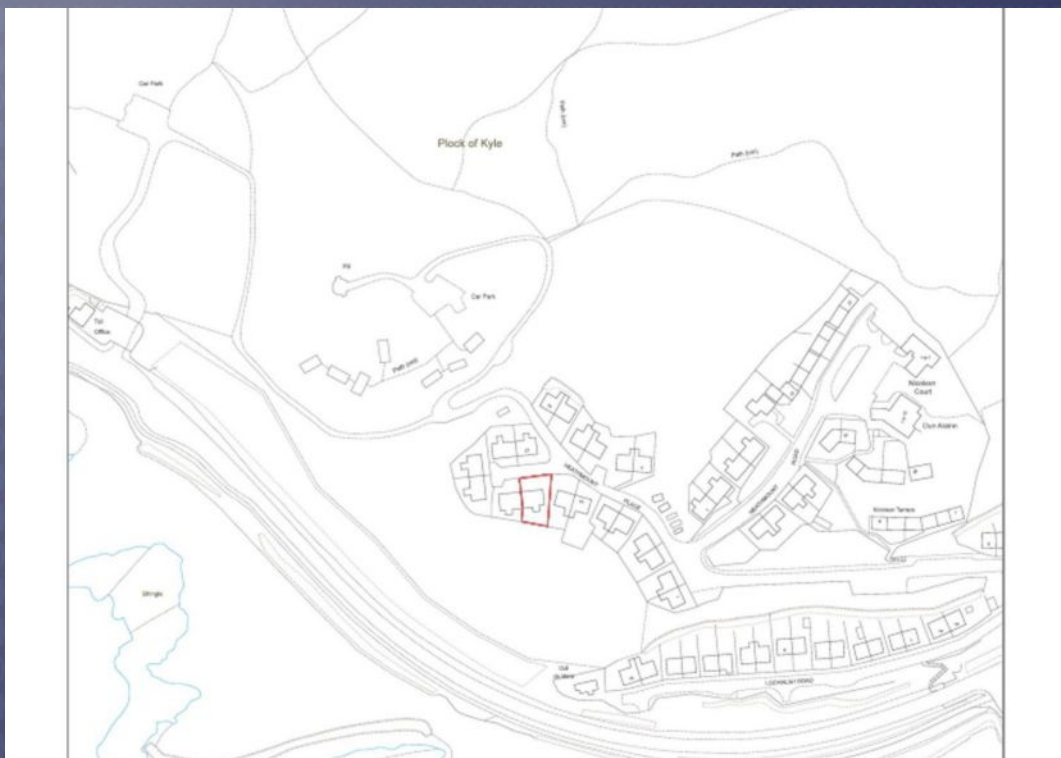
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Floor plan of a 3-bedroom house. The layout includes:

- BEDROOM** (Top Left): 9'9" x 9'0" (3.0m x 2.7m)
- WARDROBE** (Middle Left): Adjacent to the top-left bedroom.
- BEDROOM** (Top Middle): 11'10" x 8'6" (3.6m x 2.6m)
- BEDROOM** (Bottom Left): 11'2" x 9'0" (3.4m x 2.7m)
- BATHROOM** (Bottom Middle): 8'6" x 6'0" (2.6m x 1.8m). Includes a toilet, sink, and bathtub.
- LIVING ROOM** (Top Right): 17'0" x 11'10" (5.2m x 3.6m)
- KITCHEN/DINING ROOM** (Middle Right): 17'0" x 8'1" (5.2m x 2.5m). Includes a refrigerator, stove, and sink.
- UTILITY ROOM** (Bottom Middle): 7'0" x 9'0" (2.1m x 1.5m). Includes a washing machine and dryer.
- PORCH** (Bottom Right): Adjacent to the utility room.
- STORAGE** (Bottom): Located below the utility room.





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