



Cosaig House, Glenelg, Kyle IV40 8LB

Holiday Let Opportunity

- Beautiful Holiday Let Opportunity
- Incredible Scenery
- Walk In Condition
- 2 Bedroom Home
- Home Report £250,000
- Sale: o/o £145,000

LOCATION

Glenelg is a small, scattered coastal community in the Lochalsh area of the Scottish Highlands, lying immediately south of Loch Alsh beside the Kyle Rhea narrows, the closest point between the mainland and the Isle of Skye. The main settlement is Kirkton of Glenelg, with further clusters around Glen Beag, Glen More and the ferry slipway; the community extends south along the shore of Loch Hourn to Arnisdale and Corran. The local Glenelg and Arnisdale community is sparsely populated, with Highland Council estimating around 291 residents in 2011, while the wider civil parish (which historically includes Knoydart and North Morar) recorded 1,507 people in the 2001 census. Its catchment is primarily the immediate peninsular communities and seasonal visitors, drawn by the scenery, the Iron Age brochs of Dun Telve and Dun Troddan, and the historic ferry crossing.

Between roughly March and mid-October a small community-run vehicle ferry, the MV Glenachulish (the last hand-operated turntable ferry in the world), provides a short crossing of Kyle Rhea to Kylerhea on Skye, carrying up to six cars. Outside the ferry season the road is the sole link. The nearest railway station is at Kyle of Lochalsh, approximately 30 miles by road, and public bus services are limited to a single weekday route linking the area with Kyle and Plockton.



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DESCRIPTION

The property comprises a stand alone cottage with converted attic space to form 2 bedrooms. The property is presented in an immaculate condition with breathtaking scenery overlooking Glenelg beach.

The property offers open plan kitchen and living space at ground floor with single bathroom. The property offers a fantastic secluded bolthole / holiday let opportunity with Glenelg being in close proximity to the property.

The current home report valuation surveys the property at £250,000

SALE

The property is available on a freehold basis for o/o £145,000

V.A.T

The property will not be subject to VAT

LEGAL

Each party shall bear their own legal costs



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VIEWING

Strictly by appointment through TSA Property Consultants.

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude

Property Misdescription Act 1991:

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