



## 5 Hamilton Place, Kyle

Offers Over £185,000





## 5 Hamilton Place

### Kyle

Spacious 3-bed semi-detached home in Kyle of Lochalsh. Water views, garden, driveway, walk-in condition, central heating, multi-fuel stove. Amenities at walking-distance. Ideal family home.

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

#### KEY FEATURES:

- Spacious semi-detached 3-bedroom property
- Beautiful water views over Kyle Akin
- Centrally located in Kyle of Lochalsh
- Local amenities are available at walking distance
- Oil central heating, multi-fuel stove



**GENERAL DESCRIPTION:**

Centrally located in Kyle of Lochalsh, 5 Hamilton Place is a spacious semi-detached 3-bedroom property situated in an elevated position. The property enjoys beautiful water views over Kyle Akin towards the Isle of Skye. Local amenities are available at walking distance. Presented in walk-in condition, 5 Hamilton Place would be perfect as a family home.

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

**PROPERTY COMPRISES:**

Ground Floor: Entrance Porch, Cloakroom, Hallway, Lounge, Dining Kitchen  
Upper: Landing, 3 Bedrooms, Bathroom, Loft

**EXTERNAL:**

Timber Shed  
Woodstores  
Garden Grounds

**DETAILS:**

HOME REPORT: Available from RE/MAX Skye  
SERVICES: Mains electricity, mains water, mains drainage.

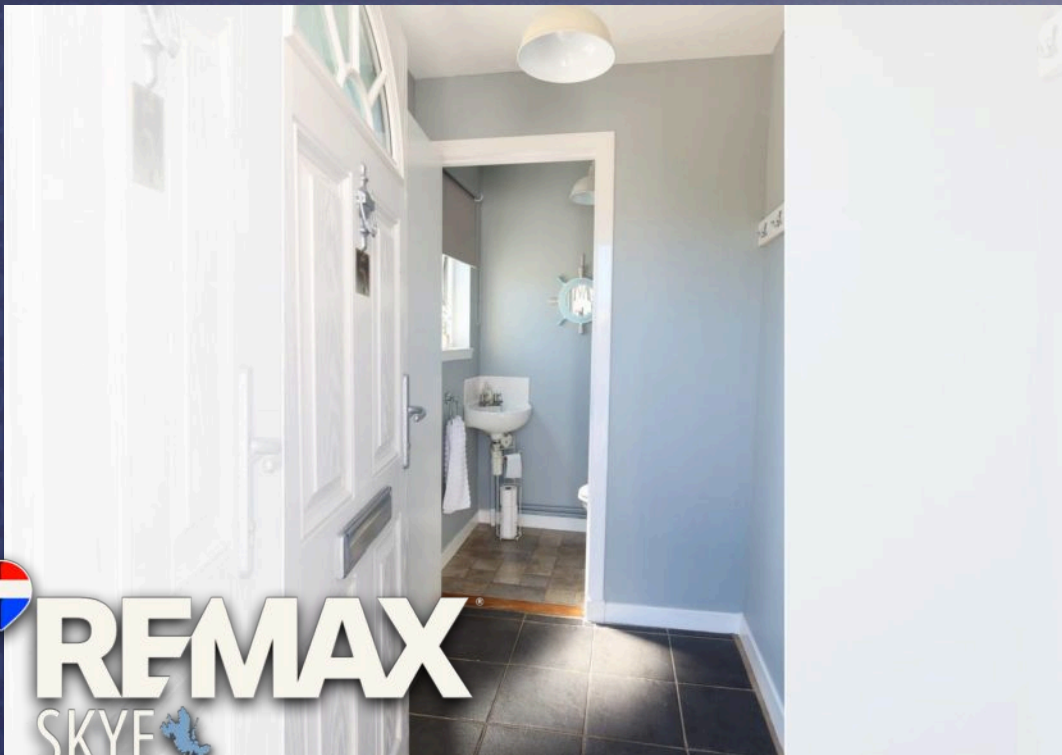
**LOCATION:**

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:**

5 Hamilton Place is a semi-detached, two-storey house built in 1955, extending to approximately 94m<sup>2</sup>. The property benefits from timber-framed double-glazed windows and uPVC doors. Heating is provided by an externally located oil-fired combination boiler, with hot water supplied directly from the main system. The central heating is supplemented by a multi-fuel stove in the lounge. The property is situated in a popular residential neighbourhood.

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## GROUND FLOOR:

### ENTRANCE PORCH:

4' 11" x 5' 5" (1.50m x 1.66m)

Steps rise to uPVC door with top window, window to front elevation with water and mountain views, ceiling pendant light, tiled flooring, access to cloakroom, hallway.

### CLOAKROOM:

4' 10" x 3' 2" (1.48m x 0.96m)

(Dimensions at widest points) Timber door, frosted window to front elevation, ceiling pendant light, WC, wall-mounted wash hand basin, vinyl flooring.

### HALLWAY:

12' 5" x 6' 6" (3.78m x 1.97m)

Half panel glazed door, ceiling pendant light, wall-mounted electrical cupboard, oak flooring, radiator, access to lounge dining kitchen room, stairs to upper floor.

### LOUNGE:

12' 5" x 15' 4" (3.79m x 4.68m)

Timber door, window to front elevation with water and mountain views, ceiling chandelier, multi-fuel stove set on slate hearth, radiator, oak flooring.



## GROUND FLOOR (CONTINUED):

### DINING KITCHEN:

8' 11" x 22' 1" (2.72m x 6.74m)

Timber door, windows to rear and side elevations, ceiling pendant lights, ample space for dining table and chairs, understairs cupboard, open Access to the kitchen area via an arched entrance, range of modern base units with oak worktop over and integrated kickboard lighting, wall units with undercabinet lighting, ceramic butler sink, freestanding range cooker with 5-pit gas hob, 2 electric ovens, and a grill, heat resistant glass plate and laminate splash back, integrated dishwasher, pantry unit, space for tall fridge freezer, space and plumbing for washing machine, vinyl flooring, access to garden through frosted glazed exterior door.



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## UPPER FLOOR:

### STAIRS AND LANDING:

10' 5" x 6' 6" (3.18m x 1.97m)

(Dimensions for landing, including staircase)(Hallway dimensions: 0.96m x 2.88m) Carpeted stairs rise to upper floor landing, window to side elevation, ceiling hanging light, two storage cupboards on landing, fitted carpet, access to 3 bedrooms, bathroom, loft:

### BEDROOM 1:

9' 0" x 12' 7" (2.75m x 3.83m)

Timber door, window to front elevation with water and mountain views, ceiling pendant light, built-in wardrobe, radiator, reclaimed floorboards:

### BEDROOM 2:

12' 6" x 9' 3" (3.81m x 2.83m)

(Dimensions at widest points) Timber door, window to front elevation with water and mountain views, ceiling pendant light, built-in wardrobe, radiator, fitted carpet:

### BEDROOM 3:

9' 1" x 9' 4" (2.76m x 2.85m)

Timber door, window to rear elevation with garden views, ceiling pendant light, radiator, fitted carpet:

### BATHROOM:

8' 11" x 5' 6" (2.72m x 1.67m)

Timber door, frosted window to rear elevation, ceiling downlights, quadrant shower enclosure with Mira electric shower over, freestanding slipper bath, WC, vanity unit with integrated wash hand basin, mirror light over, tiled walls, extractor fan, ladder radiator, tiled flooring:

### LOFT





## EXTERNAL:

TIMBER SHED

WOODSTORES


## GARDEN:

The rear garden features a terraced patio arranged over several levels, with a timber shed, woodstores and a seating area. To the side of the property, a smaller seating area has been created with a pedestrian gate providing access to the driveway. The driveway offers off-street parking for one vehicle. At the front of the property the garden features a terraced patio with steps leading up to the front door.



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## **GENERAL:**

### **EXTRAS:**

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

### **WHAT3WORDS:**

///posed.sheepish.jungle

### **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](mailto: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.

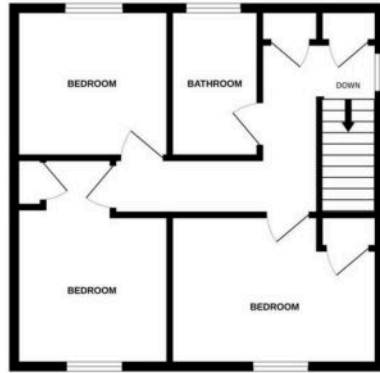
### **DISCLAIMER:**

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.

GROUND FLOOR



1ST FLOOR

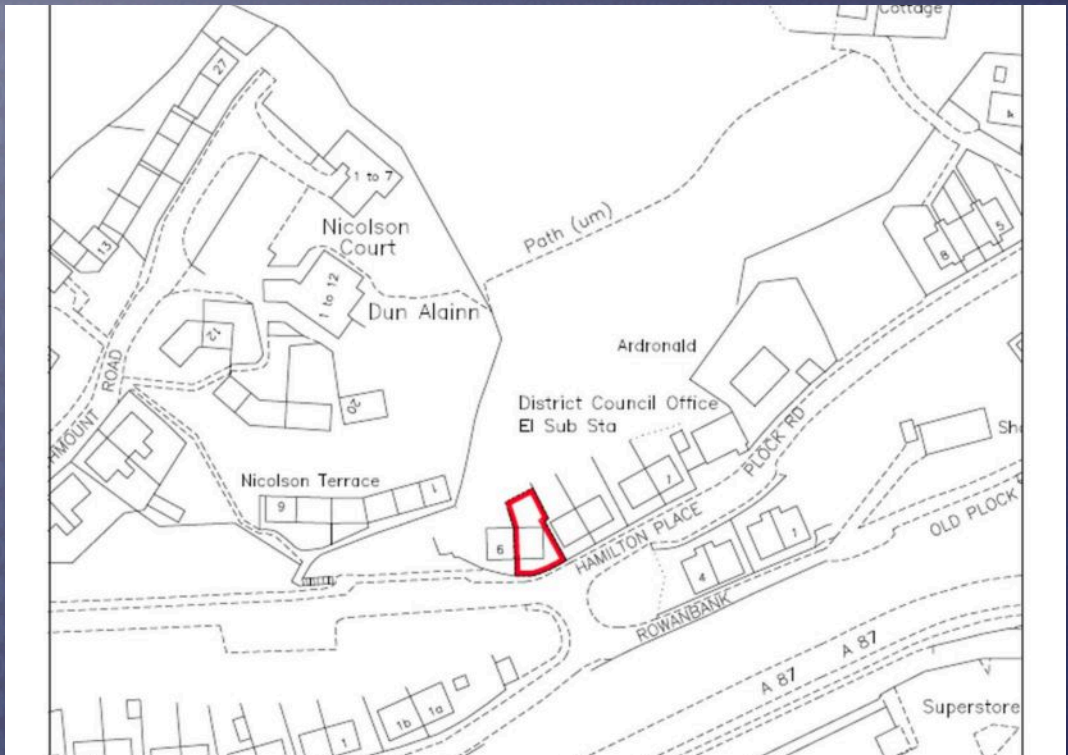


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		





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