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Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

GARDEN: The generous landscaped garden grounds extend to the rear and front of the property, the rear garden is steeply terraced and well-planted with mature trees and shrubs, the pretty front garden which is dissected from the house by the road is accessed via a gate opposite and laid to grass and well-planted with mature trees and bushes. A shared pedestrian pathway to the side of the property gives external access to the rear garden grounds.

TIMBER SHED & CORRUGATED IRON SHED

SMALL TIMBER SHED

SERVICES: Mains electricity, mains water, mains drainage.

COUNCIL TAX: £

HOME REPORT: Contact the RE/MAX Skye office.

EPC Rating: F (37)

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

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing this property is essential to be fully appreciated, Viewing can be arranged by calling the RE/MAX Skye office on 01471 822900 or by emailing info@remax-skye.net

OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan Teangue, Sleat, Isle of Skye, IV44 8RE Email info@remax-skye.net

INTEREST

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



FOR SALE



4 Harbour Street

Plockton, Kyle of Lochalsh Ross-shire, IV52 8TG

Solid stone, extended, end terrace, 3 bedroom property

Views to Plockton Harbour

Generous landscaped garden grounds

Additional separate chalet situated to rear elevation

Currently operating as a successful holiday let

Conveniently located for all local facilities

EPC Rating: F (37)

Offers Over £490,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

IMPORTANT INFORMATION: These particulars are prepared on the basis of 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.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Located within the picturesque and highly sought after village of Plockton in Wester Ross, 4 Harbour Street offers the opportunity to purchase a solid stone, extended, end terrace, 1.75 storey, 3 bedroom property with generous landscaped garden grounds to the front and rear and offering delightful views of Plockton Harbour. The property further benefits from rear access and has a separate chalet situated in an elevated position to the rear. Quietly situated away from the busy front, this spacious well-maintained property is currently operating as a successful holiday let and offers the opportunity to purchase a property conveniently placed for ease of access to all local facilities in a desirable location. Call RE/MAX Skye today on 01471 822900 for further information.

PROPERTY COMPRISES:

GROUND FLOOR: Entrance Hallway, Dining Room or Sitting Room, Living Room, Kitchen/Breakfast Room, Bathroom

UPPER FLOOR: Three Bedrooms, Cloakroom

EXTERNAL: Front & Rear Gardens, Detached Timber Chalet, Timber & Corrugated Iron Shed, Small Timber Shed

LOCATION: The picture postcard village of Plockton is located on the seaward side of Loch Carron nestled around a sheltered harbour with palm trees lining the village due to the warmer climate provided by the gulf stream. The area is an excellent base for outdoor pursuits including walking, cycling, climbing, kayaking, and sailing to name but a few. Plockton is also a world-famous tourist destination with award-winning bars and restaurants offering great local produce and entertainment year-round. Amenities include primary and secondary schooling, The National Centre of Excellence in Traditional Music is based within the secondary school, gift shops, village shop and train station. Wider facilities are available close by in Kyle of Lochalsh, approximately 6 miles away.

ACCOMMODATION: 4 Harbour Street extends to some 109m2, the property benefits from double glazing with traditional timber frame windows to the front elevation and uPVC double glazed windows to the rear elevation with oil fired central heating to radiators throughout supplemented by open fires in the sitting room and dining room, the property further benefits from a detached chalet set an elevated position at the rear and delightful terraced, landscaped gardens to the rear with additional garden grounds to the front elevation dissected by the road. Woodworm and damp treatments have been carried out certification for which is lodged with the seller's solicitor.

Please Note: The chalet has been for personal use only, any purchaser wishing to use it for an alternate purpose should ensure all relevant permissions are in place.

ENTRANCE HALLWAY: Timber half frosted glazed door, downlights, radiator, fitted carpet, access to sitting/dining room, bathroom, living room, stair.

SITTING ROOM: Approx. 4.19m x 3.92m (currently used as a dining room) Shallow bay window to front elevation, tile fireplace and hearth with inset coal effect electric fire, 'V' lining to ceiling, radiator, fitted carpet.

LIVING ROOM: Approx. 4.17m x 3.52m Shallow bay to front elevation, open fireplace and hearth, two alcoves with built-in low-level cupboards with shelving above, radiator, fitted carpet, access to kitchen/breakfast room:



KITCHEN/BREAKFAST ROOM: Approx. 4.88m x 3.07m Two steps rise, three windows to rear elevation with garden views, window to side elevation, excellent range of wall and base units with worktop over, 1.5 bowl stainless steel sink, integrated double oven with stainless steel extractor over, integrated dish washer, integrated fridge, integrated freezer, built-in cupboard, radiator, wood laminate flooring, uPVC door to side elevation.

BATHROOM: Approx. 2.69m x 1.94m (at widest point) Bath with glazed shower cubicle over vanity sink with cupboard under, WC, ladder radiator, tile effect laminate flooring.

STAIRS & UPPER LANDING: Carpeted stairs rise from hallway to the carpeted upper floor landing, window at turn of stair, access to cloakroom and three bedrooms:

BEDROOM 2: Approx. 4.30m x 3.53m (at widest points) Window to front elevation with delightful harbour and garden views, built-in cupboard, downlights, radiator, fitted carpet.

CLOAKROOM: Approx. 1.69m x 1.10m Velux window to rear elevation, vanity sink set on worktop with cupboards under, WC, ladder radiator, tile effect laminate flooring.

BEDROOM 3: Approx. 2.56m x 2.02m Velux window to front elevation, range of built-in cupboards, radiator, fitted carpet.

BEDROOM 1: Approx. 4.37m x 4.04m (under coombs) Window to front elevation with water and garden views, built-in cupboard, radiator, fitted carpet.

DETACHED TIMBER CHALET: The chalet is accessed via pathways rising through the rear garden and is also accessible via the rear access, timber steps rise at the rear to decked area that gives access to the upper floor:

OPEN-PLAN LIVING ROOM: Approx. 5.06m x 4.40m Two steps rise to half frosted glazed door, window to front elevation, patio doors to front elevation opening onto decked area and offering superb views to Plockton Harbour. range of wall and units with worktop over, stainless steel sink, integrated oven, ceramic hob over with stainless steel extractor over, space for fridge, space and plumbing for washing machine, built-in cupboard, ample space for seating and dining area, downlights, wood laminate flooring, access to shower room, stair:

SHOWER ROOM: Frosted window to side elevation, shower cubicle, pedestal wash hand basin, WC, ceramic tile floor.

STAIRS & UPPER LANDING: Carpeted stairs rise to a carpeted landing, window to side elevation, access to cloakroom, bedrooms, half-frosted glazed door to rear.

BEDROOM 2: Approx. 3.00m x 2.20m (under coomb) Velux window to front elevation, two wall lights, fitted carpet.

BEDROOM 1: Approx. 4.42m (under coombs) x 2.87m Two Velux windows to front elevation, window to side elevation, fitted carpet.

CLOAKROOM: Pedestal wash hand basin, WC, ladder radiator, tile effect laminate flooring.



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