



Kylas, 40 Kilmuir, Dunvegan, Isle of Skye, IV55 8GU  
Offers Over £360,000

# 40 Kilmuir, Dunvegan, Isle of Skye, IV55 8GU

Set in a stunning shoreside location, boasting stunning views over Loch Dunvegan towards MacLeod's Tables. Kylas is a modern three-bedroom property located in the ever popular village of Dunvegan, on Skye's beautiful west coast. The property is a short walk from the local shops, cafes and restaurants.

- Detached Property
- Village Location
- Stunning Loch Views
- Close to Amenities
- Private Parking
- Double Glazing
- Oil Central Heating

## Services

Mains Electric, Mains Water, Drainage to Septic Tank

## Tenure

Freehold

## Council tax

Band D

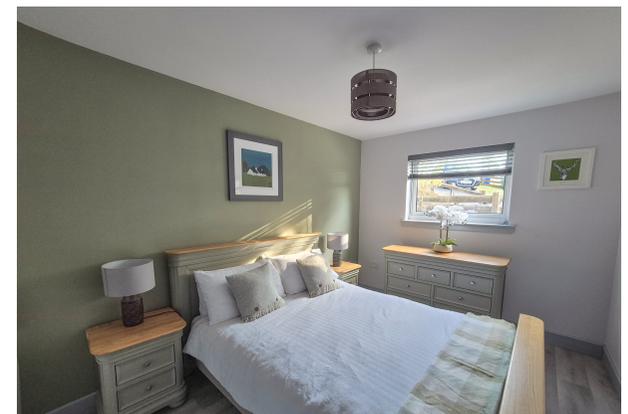
## Property Description

Set in a stunning shoreside location, boasting stunning views over Loch Dunvegan towards MacLeod's Tables, Kylas is a modern three-bedroom property. Located in the ever popular village of Dunvegan, on Skye's beautiful west coast, the property is a short walk from the local shops, cafes and restaurants.

The accommodation within comprises a large open plan living, kitchen and dining area with a Morso Squirrel wood burning stove. Large windows to the front allow natural light to flood the room and afford spectacular views over Loch Dunvegan towards MacLeod's Tables. The kitchen is well equipped with a good range of floor and wall units and ample worktop space. There is an integrated electric hob and double oven. The remainder of the ground floor is made up of a utility room with washing machine and tumble dryer, a king size bedroom and a shower room. Stairs lead to the upper floor where two further king size bedrooms and a bathroom are located. Kylas further benefits from UPVC double glazing and oil-fired central heating

Kylas is set in generously sized garden grounds boasting widespread views over Loch Dunvegan towards MacLeod's Tables. The driveway is tarmac and the parking area gravel. A picnic table sits in the perfect spot from which to enjoy the views. A gate leads to the shore where birdlife, seals and otters can be seen regularly. An area to the side of the house provides a sheltered area perfect for a greenhouse, poly tunnel or holiday pod.

Kylas is a tastefully decorated property in a wonderful location and must be viewed to truly appreciate the offering.



**Entrance Vestibule (5' 2.6" x 3' 6.91" ) or (1.59m x 1.09m)**

Frosted, half glazed upvc door. Laminate flooring. Painted. 15 pane timber door leads to hall.

**Hallway (9' 9.72" x 6' 2.8" ) or (2.99m x 1.90m)**

Hallway providing access to double bedroom, shower room and open plan living/dining/kitchen. Stairs lead to upper floor. Laminate flooring. Painted.

**Bedroom 1 (13' 7.78" x 8' 10.69" ) or (4.16m x 2.71m)**

King size bedroom with window to side elevation and built in wardrobe. Laminate flooring. Decorated in a modern palette.

**Shower Room (8' 10.69" x 4' 2" ) or (2.71m x 1.27m)**

Spacious shower room comprising shower cubicle with a Mira electric shower, W.C. and wash hand basin. Frosted window to rear elevation. Walls are tiled and painted. Laminate flooring. Chrome, heated towel rail. Extractor fan.

**Open plan Kitchen/Lounge/Dining (35' 6.77" x 11' 1.07" ) or (10.84m x 3.38m)**

Beautifully appointed open plan living space comprising lounge, dining area and kitchen. With windows to the front and side elevations this is a bright, spacious room boasting stunning views over Loch Dunvegan towards Macleod's Tables. A cosy seating area is the perfect spot to enjoy a drink and take in the views. The lounge has a Morso Squirrel stove. The kitchen area has a good range of wall and floor units, integrated hob and double oven. Laminate flooring. Painted.

**Utility Room (8' 10.69" x 7' 3.01" Max) or (2.71m x 2.21m Max)**

Utility room with upvc, half frosted door leading to the garden. Window to side elevation with view towards the garden and loch. Washing machine, tumble dryer and oil boiler. Worktops with stainless steel single bowl sink and drainer. Consumer unit. Laminate flooring. Painted.

**Landing (11' 7.76" x 6' 1.62" ) or (3.55m x 1.87m)**

Upper floor landing providing access to two king size bedrooms and a bathroom. Carpeted. Painted. Velux window to front.

**Bedroom 2 (14' 2.47" x 11' 9.34" ) or (4.33m x 3.59m)**

Large, dual aspect, king size bedroom affording stunning views over Loch Dunvegan towards MacLeod's Tables. Carpeted. Built in wardrobe. Carpeted. painted. loft hatch.

**Bedroom 3 (15' 3.07" x 11' 9.73" ) or (4.65m x 3.60m)**

Large, dual aspect, king size bedroom affording stunning views over Loch Dunvegan towards MacLeod's Tables. Carpeted. Built in wardrobe with hot water cylinder. Carpeted. Painted. Loft hatch.

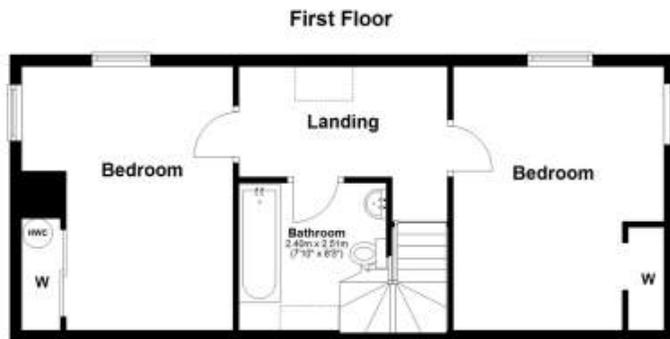
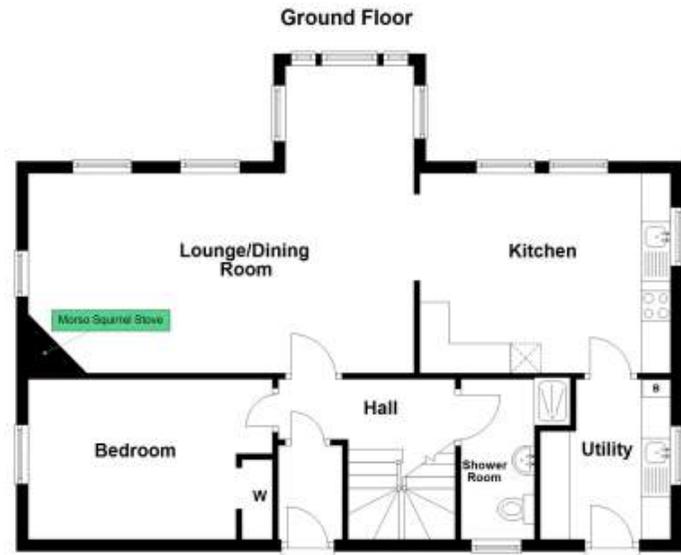
**Bathroom (8' 2.82" x 7' 10.49" ) or (2.51m x 2.40m)**

Family bathroom comprising bath, wash hand basin and W.C. Laminate flooring. Painted and wood panelling. Velux window to rear. Extractor fan.

**Garden**

Kylas is set in generously sized garden grounds boasting widespread views over Loch Dunvegan towards MacLeod's Tables. The driveway is tarmac and the parking area is gravel. A picnic table sits in the perfect spot from which to enjoy the views. A gate leads to the shore where birdlife, seals and otters can be seen regularly. An area to the side of the house provides a shaded area perfect for a greenhouse, poly tunnel or holiday pod.





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>		75	(69-80) <b>C</b>		72
(55-68) <b>D</b>	62		(55-68) <b>D</b>	60	
(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		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> 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.