



The Cottage, Drumbuie, Kyle, Highland, IV40 8BD
Offers Over £155,000

The Cottage, Drumbuie, Kyle, Highland, IV40 8BD

The Cottage is situated within the peaceful and picturesque Township of Drumbuie. This quaint two-bedroom property offers a wonderful opportunity to acquire a characterful home within easy reach of Kyle of Lochalsh and the Isle of Skye.

- Semi-Detached Property
- Two-bedrooms
- Electric Heating
- Private Garden Grounds
- Peaceful Location
- Rural Landscape Views
- Open Fire
- Private Garden

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band C

Property Description

The Cottage is situated within the peaceful and picturesque Township of Drumbuie. This quaint two-bedroom property offers a wonderful opportunity to acquire a characterful home within easy reach of Kyle of Lochalsh and the Isle of Skye.

The Cottage retains a number of original features lending warmth and authenticity throughout. The accommodation comprises of a welcoming lounge with an open fire, kitchen/diner, two bedrooms and bathroom. The kitchen and bathroom were added as part of an extension which was completed in 1963. Heating is provided by off peak electric heating and the property is connected to mains water and mains drainage.

Externally The Cottage is set within garden grounds, offering a pleasant outdoor space to enjoy the surrounding countryside. Parking is available within the garden area.

The Drumbuie area is known for it's natural beauty, wildlife and coastal scenery, while remaining close to Kyle of Lochalsh and the Skye Bridge, providing access to the Isle of Skye and onward travel links.

This property would suit a range of purchasers, whether as a compact permanent residence, holiday home or investment opportunity in this desirable west coast location. The property currently has a short term letting license and has been run as a successful holiday let in the past.



Entrance (3' 5.34" x 3' 2.58") or (1.05m x 0.98m)

Small entrance area with wooden exterior door and glass panelled door leading to kitchen.

Kitchen (13' 3.05" x 13' 1.09") or (4.04m x 3.99m)

Bright kitchen with large windows and rooflight. Belfast sink, cupboards, space for white goods. The floor is carpeted and the walls are painted.

Bathroom (6' 11.86" x 5' 8.9") or (2.13m x 1.75m)

Shower over bath, vanity unit with sink. toilet. Frosted glass window to rear of property. The walls are partially tiled and partially painted. The floor is carpeted.

Bedroom 1 (9' 5.78" x 7' 4.58") or (2.89m x 2.25m)

Bedroom with painted V lined walls, carpeted floor and window to the rear of the property.

Bedroom 2 (9' 11.68" x 11' 4.61") or (3.04m x 3.47m)

Bedroom with painted V lined walls, carpeted flooring and windows to the front of the house. Original fireplace which is no longer in use.

Hallway (12' 4.03" x 4' 0.03") or (3.76m x 1.22m)

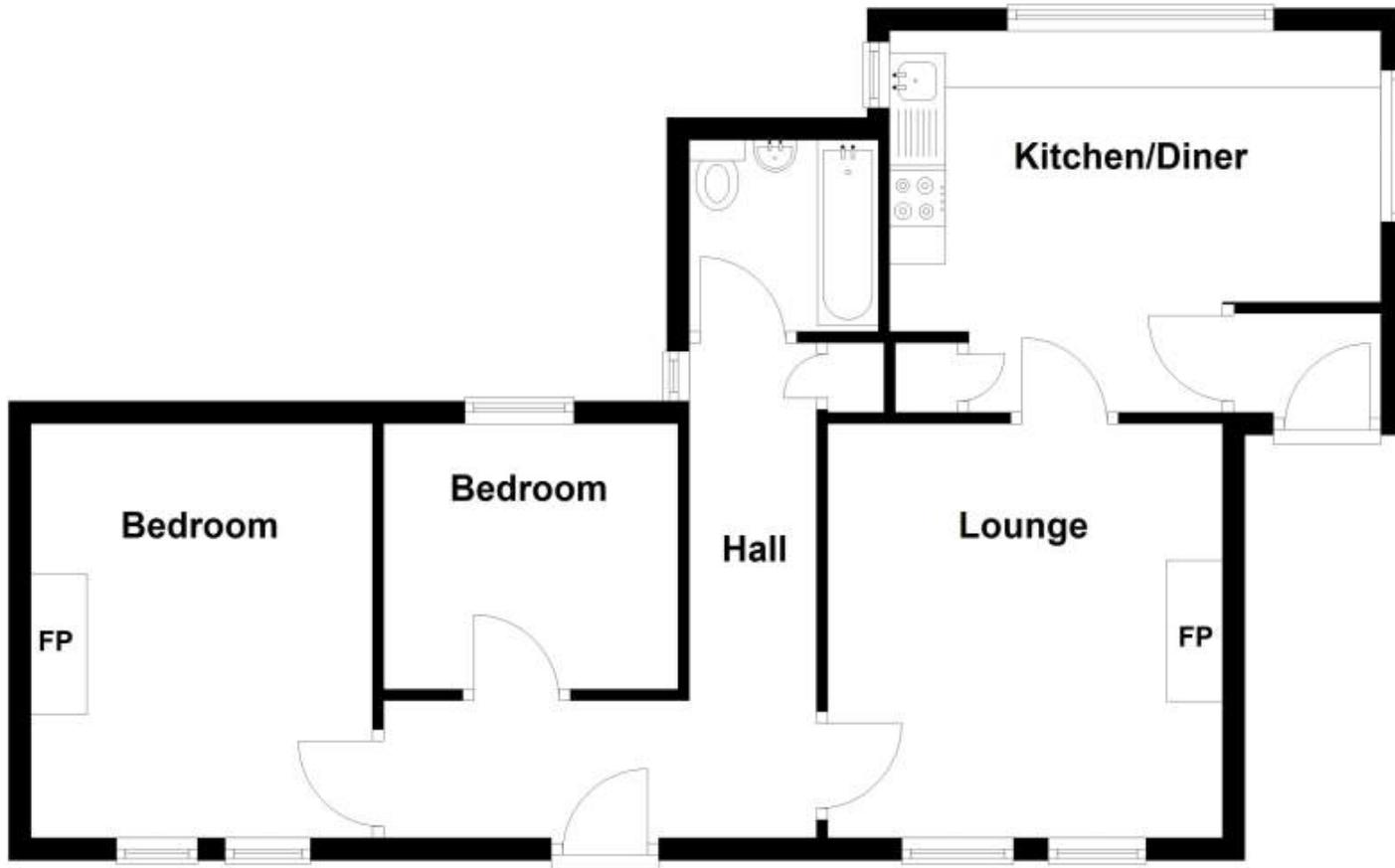
Hallway with carpeted floors and painted wood V lined walls. Built in cupboard, consumer unit, front door is wood with glass panelling.

Lounge (11' 2.25" x 12' 0.88") or (3.41m x 3.68m)

Charming lounge with original fireplace and mantelpiece, painted wood V lined walls, carpeted floors and large front facing window.



Ground Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		71	(69-80) C		75
(55-68) D			(55-68) D	60	
(39-54) E			(39-54) E		
(21-38) F	23		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	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 (CO₂) emissions. The higher the rating the less impact it has on the environment.