



Foxgloves, Sallachy, Dornie, Kyle, Highland, IV40 8DZ
Offers Over £315,000

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Set in an elevated position just off the Sallachy Township road and boasting spectacular views Foxgloves is a substantial detached property overlooking the shores of Loch Long.

- Detached Property
- Three Bedrooms
- Oil-Fired Central Heating
- Double Glazing
- Stunning Views & Location
- Well-Maintained Private Garden Grounds
- Open Fire
- Ample off road parking
- Central Vacuum System

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

An excellent opportunity to enjoy loch side living in one of the West Coast's most scenic locations. Foxgloves is a charming and deceptively spacious one-and-a-half storey house and would make a comfortable and versatile family home. The accommodation is well-proportioned throughout, offering flexible living space suited to modern family life

The accommodation within consists of Ground Floor: Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, WC, Dining Room, Snug and Bedroom. First Floor: Master Bedroom with Ensuite shower room, one further Bedroom and Family bathroom. The property further benefits from central vacuum system, double glazing, oil fired central heating, an open fire and ample built in storage throughout. The property has been well-maintained by the current owners.

Externally the property benefits from a fully enclosed garden, planted with mature shrubs and trees, providing a secure and private outdoor space. Features include a garden shed and log store while the elevated rear section offers a charming summer house, ideal for relaxation, hobbies or enjoying relaxing views over the garden. Ample parking is available on the driveway.

Set on the shores of Loch Long, Sallachy offers a peaceful rural lifestyle with easy access to the villages of Dornie and Kyle of Lochalsh and also the Isle of Skye. Whether as a permanent home, a holiday retreat or rental investment this charming property combines comfort with unbeatable location. Viewing is highly recommended to appreciate the setting and potential on offer.



Entrance Hall (16' 1.7" x 4' 9.87") or (4.92m x 1.47m)

Wooden front door with frosted glass panel and adjacent window leads to hallway with wooden flooring and painted walls. Provides access to all ground floor rooms.

Lounge (16' 10.36" x 15' 5.04") or (5.14m x 4.70m)

Double wooden doors with frosted glass panels lead to carpeted lounge with front facing bay windows, open fire with cast iron fireplace (which was in the original croft house) and wooden mantle. The walls are painted.

Kitchen/ Dining Room (16' 4.85" x 10' 9.13") or (5.00m x 3.28m)

Dining area with front facing window and open archway to the kitchen area. Kitchen has wall and base units, space for white goods, gas hob, double electric ovens, extractor fan, larder cupboard, alcove for fridge freezer, stainless steel sink and drainer. Wooden flooring and painted walls.

Utility Room (10' 0.47" x 6' 7.92") or (3.06m x 2.03m)

Wall and base units, stainless steel sink and draining board and space for white goods. Large storage cupboard with wooden sliding doors. Access to wc. Window to the side elevation. Wooden exterior door leads to the garden.

W.C (6' 7.53" x 2' 7.5") or (2.02m x 0.80m)

WC with frosted glass window, carpeted floor, painted walls, toilet and pedestal sink.

Dining Room (15' 5.83" x 11' 1.86") or (4.72m x 3.40m)

Window to side elevation, carpeted floor, painted walls. Access to the snug.

Snug (13' 1.09" x 9' 4.6") or (3.99m x 2.86m)

Wooden steps down from the dining room. Carpeted floors and painted walls. 2 windows and 2 Velux windows face the rear of the house, wooden door with frosted glass panel and adjacent window lead to the exterior at the side of the property.

Bedroom 3 (10' 9.53" x 8' 1.24") or (3.29m x 2.47m)

Ground floor bedroom with with double wardrobe, understair cupboard, wooden flooring, painted walls and window facing the rear garden.

Landing (10' 4.41" x 6' 10.68") or (3.16m x 2.10m)

Carpeted stairs lead to first floor landing providing access to first floor rooms. Wooden flooring and painted walls. Two built in storage cupboards.

Bathroom (6' 11.07" x 6' 4.77") or (2.11m x 1.95m)

Family bathroom with front facing Velux window. Bath with electric shower over, Pedestal sink and toilet. The floor is carpeted and the walls are painted and tiled.

Bedroom 1 (15' 1.89" x 17' 0.72") or (4.62m x 5.20m)

Spacious master bedroom with en-suite shower room, two built in wardrobes. Window to the front elevation and Velux window to the rear. The walls are painted and the floor is carpeted.

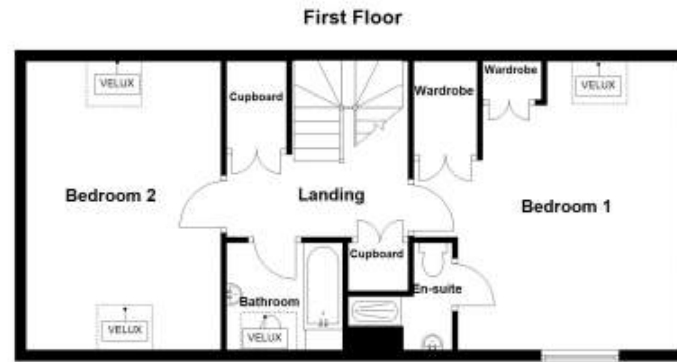
Bedroom 1 En suite (6' 6.35" x 3' 3.37") or (1.99m x 1.00m)

Recessed electric shower with glass door, toilet and pedestal sink. Velux to the front. The floor is carpeted and the walls are tiled and painted.

Bedroom 2 (11' 7.37" x 15' 3.86") or (3.54m x 4.67m)

Velux windows to both the front and rear of the house. Carpeted floor and painted walls with wall paper border.





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		70	(69-80) C		
(55-68) D	64		(55-68) D	62	66
(39-54) E			(39-54) E		
(21-38) F			(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.