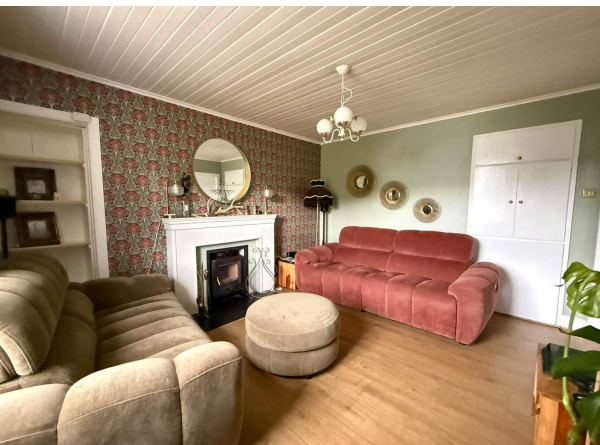




Kingillie, Church Road, Kyle, Highland, IV40 8DD
Offers Over £250,000

Kingillie, Church Road, Kyle, Highland, IV40 8DD

Kingillie is an elegant and characterful detached home that combines timeless charm with generous living space and an outstanding setting. Kingillie offers a unique opportunity to acquire a distinguished home with beautiful gardens and enduring appeal.

- Detached Property
- Three/Four Bedrooms
- Electric Heating
- Private Garden Grounds
- Popular Area
- Close to Local Amenities
- Multi Fuel Stoves
- Oil Fired AGA

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

Occupying a wonderfully elevated private setting within the heart of Kyle of Lochalsh, Kingillie is a charming detached traditional home set amidst generous mature gardens.

The accommodation within is set out over two levels and comprises of; entrance porch, hallway, living room, sitting room, inner hall, kitchen, rear porch, bathroom and dining room on the ground floor. The first floor hosts three bedrooms and W.C. The dining room or sitting room could also be used as a fourth, ground floor bedroom if required. The property further benefits from electric smart heaters, oil fired Aga, two multi-fuel stoves and double glazed windows. The accommodation is bright and generously proportioned, retaining much of the property's original character while providing comfortable and versatile living space.

Extending to approx. 0.9 acres the beautifully established gardens are a particular feature of the property. The mature shrubs and trees provide an exceptional degree of privacy. Two timber sheds offer excellent storage or workshop space, while the patio provides the perfect setting for outdoor dining and entertaining. The garden also features a small pond, enhancing the tranquil setting.

Kyle is a well established Highland community offering a range of local amenities including shops, cafe's, a supermarket, primary school and medical centre and is the gateway to the Isle of Skye via the nearby Skye Bridge. The area is renowned for its spectacular scenery and offers excellent opportunities for outdoor pursuits such as hillwalking, sailing and wildlife watching. A regular bus and train service provides connections to Inverness and beyond.

Kingillie presents a wonderful opportunity to purchase a lovely family home and viewing is highly recommended to fully appreciate what is on offer.



Entrance Porch (4' 7.51" x 4' 11.45") or (1.41m x 1.51m)

Wooden front exterior door, tiled floor, wood 'V' lined walls, windows to 2 sides, glazed double doors leading to Inner Hallway.

Hallway & Stairwell (9' 10.5" x 4' 9.87") or (3.01m x 1.47m)

Wood effect laminate flooring, painted 'V' lined walls and ceiling, fixed high level frosted glass windows, consumer unit, cloak area, wooden staircase with carpet runner.

Lounge (10' 9.13" x 13' 5.42") or (3.28m x 4.10m)

Wood effect laminate flooring, multi fuel stove with wooden mantle and slate hearth, alcove with shelving, wallpapered feature wall, painted 'V' lined ceiling, serving hatch from kitchen with built in cocktail cabinet, art deco features.

Sitting room (13' 6.6" x 10' 9.92") or (4.13m x 3.30m)

Second reception room currently used as a sitting room but could be used as a ground floor bedroom, front facing window, 3 painted 'V' lined walls and ceiling, wallpapered feature wall, wood effect laminate flooring, multi fuel stove with pointed stone surround, slate hearth and wooden mantle, built in shelving.

Staircase & Landing (10' 0.47" x 2' 9.07") or (3.06m x 0.84m)

Wooden staircase with carpet runner leading to upper landing, wooden balustrade, painted wooden floor, loft access, velux window to rear, painted 'V' lined walls and ceiling.

Bedroom 1 (13' 6.6" x 10' 9.53") or (4.13m x 3.29m)

Dormer window to front with coombed ceiling, painted 'V' lined walls, painted wooden floorboards, boarded up fireplace with tiled hearth.

Bathroom 2 (9' 7.35" x 5' 7.72") or (2.93m x 1.72m)

Small box room with velux window to front, painted 'V' lined walls and painted wooden floorboards.

W.C (4' 7.51" x 3' 8.09") or (1.41m x 1.12m)

Wood effect LVT flooring, painted 'V' lined walls, toilet, wash hand basin, velux window to rear.

Bedroom 3 (13' 6.99" x 11' 1.46") or (4.14m x 3.39m)

Front facing dormer window, painted 'V' lined walls, painted wooden floorboards, wash hand basin, built-in shelved storage cupboard, hanging space built into eaves.

Bathroom (6' 4.38" x 4' 9.48") or (1.94m x 1.46m)

Bath with shower over, wet wall and glass panel, toilet and wash hand basin, fixed high level frosted glass windows, extractor fan, wood effect LTV flooring, 1/2 height painted 'V' lined walls.

Rear Inner Hall (8' 7.94" x 4' 2.39") or (2.64m x 1.28m)

Wood effect laminate flooring, wallpapered walls, painted ceiling, loft access, under stairs storage cupboard, 1 step down to rear extension level

Dining Room (14' 0.11" x 10' 4.41") or (4.27m x 3.16m)

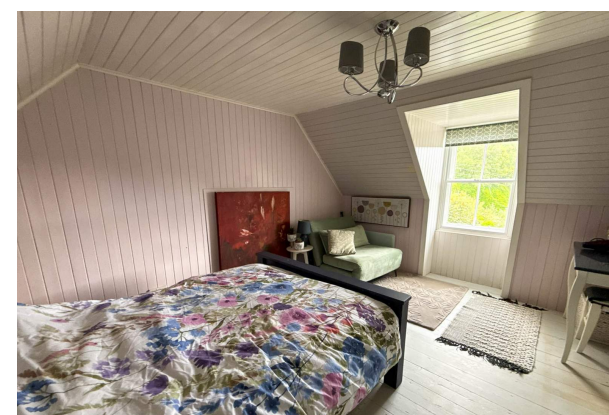
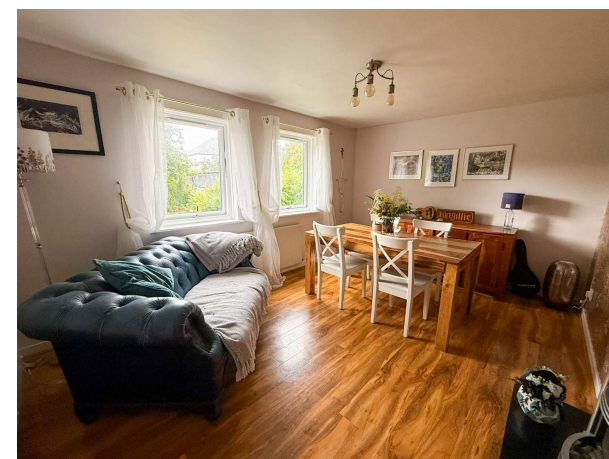
Currently used as a dining room but could also be used as another ground floor bedroom, painted walls with feature wallpapered wall, 2 windows to rear, wood effect laminate flooring, half-glazed wooden door to hallway.

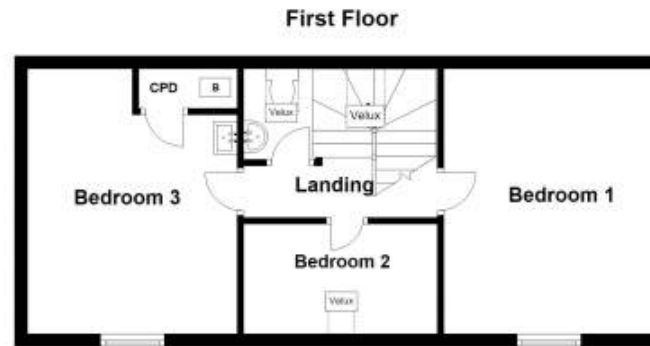
Kitchen (15' 6.61" x 10' 5.2") or (4.74m x 3.18m)

Wood effect LTV flooring, handmade kitchen base units with solid wood worktops, belfast sink, oil fired 2-oven AGA with tiled hearth, electric cooker & hob, space for white goods, serving hatch, free standing pantry cupboard, painted walls, 3 windows to rear & side of property, half glazed wooden doors to rear hallway and also to rear porch, 1 step down at rear entrance.

Rear Porch (5' 1.81" x 3' 0.22") or (1.57m x 0.92m)

Half glazed external door giving access to rear garden, 3 single glazed windows to rear, painted walls, quarry tile floor, half glazed door to kitchen.





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			(69-80) C		70
(55-68) D		63	(55-68) D		
(39-54) E			(39-54) E	48	
(21-38) F	27		(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.