



16 The Square, Balmacara

Offers Over £195,000



16 The Square

Balmacara, Kyle

Spacious, renovated three-bed end-terrace in Balmacara with private gardens, modern heating, solid fuel stove, and walk-in condition. Close to amenities, schools, woodland walks, and transport links.

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: B

KEY FEATURES:

- Spacious 3-bedroom end-terraced property
- Presented in walk-in condition
- Enclosed garden grounds
- Nearby scenic woodland walks
- Local facilities and amenities nearby



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GENERAL DESCRIPTION:

16 The Square is a spacious three-bedroom end-terraced property, recently renovated and redecorated to provide a comfortable home in walk-in condition. Ideally situated in the popular village of Balmacara, the property is close to scenic woodland walks and a range of local amenities and facilities. The property benefits from spacious, private and well-maintained front and rear gardens, with ample space for outdoor seating and entertainment. Well suited to first-time buyers and families alike, this attractive property must be viewed to be fully appreciated.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Entrance Porch, Hallway, Lounge, Kitchen, Rear Porch, Shower Room, Bedroom

Upper Floor: Landing, Two Bedrooms, Shower Room

EXTERNAL:

Garden Shed

Log Store

Bin Store

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, mains drainage.

COUNCIL TAX BAND: C

EPC RATING: D (56)

BROADBAND: PlusNet 196Mbps Download, 100Mbps Upload



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LOCATION:

Balmacara enjoys a picturesque and highly desirable setting, approximately six miles east of Eilean Donan Castle and three miles west of Kyle of Lochalsh and the Isle of Skye Bridge. Across the waters of Loch Alsh, the Isle of Skye provides a stunning backdrop, while the surrounding hills and woodland create a beautiful Highland setting. The area benefits from a vibrant and active local community. The Old Mill is in process of being restored to be the new community hub with the village further offering a café, gift and home-furnishing shop and gallery beside the picturesque village pond, with a Spar shop approximately half a mile away at Reraig. Further amenities are available in Kyle of Lochalsh, including shops, hotels, restaurants and takeaways, a dentist, medical centre and railway station. Balmacara is ideally placed for enjoying the area's wide range of outdoor pursuits, with beautiful countryside, woodland, coastline and hills on the doorstep. Primary schooling is available locally, with Auchtertyre Primary and Nursery approximately 3 miles away, while secondary schooling is available in nearby Plockton. A school bus service operates locally, with a bus stop conveniently situated at the corner of the road.

ACCOMMODATION:

16 The Square is a two-storey end-terraced property built in 1993 and extends to approximately 102m². The property benefits from double-glazed uPVC windows and doors which have been recently replaced by Cairngorm and are still under guarantee. The Velux windows have sliding blackout blinds. Heating to the property is by way of Haverland Wi-Fi controlled electric panel heaters distributed throughout the property, supplemented by a solid fuel stove in the lounge installed in 2018. Hot water is supplied via an unvented hot water cylinder located in the landing linen cupboard. On street parking is available at the front and rear of the property. Interconnected smoke alarm systems are present in the property.



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GROUND FLOOR:

ENTRANCE PORCH:

4' 6" x 5' 0" (1.37m x 1.52m)

Two steps rise to uPVC exterior door with frosted glazed panels, window to side elevation, flush mount ceiling light, LVT flooring, access to hallway.

HALLWAY:

9' 8" x 5' 9" (2.95m x 1.75m)

Frosted glazed timber door with frosted glazed sidelights, flush mount ceiling light, Haverland Wi-Fi controlled electric panel heater, understairs storage area, built-in storage cupboard, fitted carpet to lounge, bedroom, upper floor.

BEDROOM:

8' 6" x 10' 9" (2.60m x 3.27m)

Timber door, window to front elevation, flush mount ceiling light, built-in wardrobe, Haverland Wi-Fi controlled electric panel heater, fitted carpet.



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GROUND FLOOR (CONTINUING):

LOUNGE:

19' 2" x 11' 4" (5.83m x 3.45m)

Timber door, windows to front, side and rear elevations, flush mount ceiling light, fireplace with freestanding stove on slate hearth, timber mantle over, Ecostad Wi-Fi controlled electric panel heater, LVT flooring, access to kitchen.



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GROUND FLOOR (CONTINUING):

KITCHEN:

9' 3" x 11' 10" (2.81m x 3.60m)

(Kitchen was installed 3 years ago) Timber door, windows to rear elevation, ceiling spotlight, range of contemporary base and wall units laminate worktop, stainless steel sink with drainer, BEKO freestanding electric cooker with induction hob and double oven, extractor fan, tiled splash back, BEKO integrated dishwasher, BEKO integrated washing machine, space for tall freestanding fridge freezer, two built-in pantry cupboards, Haverland Wi-Fi controlled electric panel heater, LVT flooring, access to rear porch.

REAR PORCH:

5' 2" x 4' 8" (1.58m x 1.43m)

Timber door frosted glazed uPVC door, flush mount ceiling light, base and wall unit, wall shelving, LVT flooring, access to rear garden.



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GROUND FLOOR (CONTINUING):

SHOWER ROOM:

4' 8" x 4' 9" (1.42m x 1.44m)

Timber door, flush mount ceiling light, quadrant shower enclosure with Mira electric shower over, wet walls in shower, WC, corner vanity unit with integrated wash hand basin, ladder radiator, extractor fan, vinyl flooring.



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UPPER FLOOR:

STAIRS AND LANDING:

6' 0" x 8' 2" (1.84m x 2.48m)

(Dimensions at widest points and under coombs)

Carpeted stairs rise to landing, Velux window to rear elevation, ceiling light, space for tumble dryer, built-in linen cupboard with unvented hot water cylinder, coomb hatch, fitted carpet, access to two bedrooms, bathroom.

BEDROOM 1:

13' 1" x 10' 9" (4.00m x 3.27m)

(Dimensions under coombs) Timber door, bay dormer window to front elevation, bay Velux window to rear elevation, ceiling hanging light, two built-in wardrobes, Haverland Wi-Fi controlled electric panel heater, fitted carpet.

BEDROOM 2:

13' 1" x 8' 11" (4.00m x 2.73m)

(Dimensions under coombs) Timber door, bay dormer window to front elevation, bay Velux window to rear elevation, flush mount ceiling light, two built-in wardrobes and built-in cupboard, Haverland Wi-Fi controlled electric panel heater, fitted carpet.

SHOWER ROOM:

9' 7" x 5' 0" (2.91m x 1.52m)

(Dimensions under coombs) Timber door, Velux window to front elevation, flush mount ceiling light, glazed shower enclosure with sliding door, raindrop shower and handheld shower over, WC, vanity unit with integrated wash hand basin, mirror, wall light, partially tiled walls, extractor fan, ladder radiator, vinyl flooring, access to loft.

LOFT:

Partially boarded



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EXTERNAL:

GARDEN SHED

Plastic shed, internal shelving.

LOG STORE

BIN STORE

GARDEN:

A timber pedestrian gate provides access to the enclosed front garden, with a concrete pathway leading to the property entrance and to the rear garden. The front garden is predominantly laid to lawn, complemented by gravel areas, and planted garden beds. The enclosed rear garden is accessed through a tall timber gate and is bordered by privacy fencing. The garden is mainly laid to lawn and includes a garden shed providing useful outdoor storage. Four steps lead up to a raised decking area, offering ample space for outdoor seating and entertaining.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings, blinds and integrated appliances.

WHAT3WORDS:

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VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

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

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

DISCLAIMER:

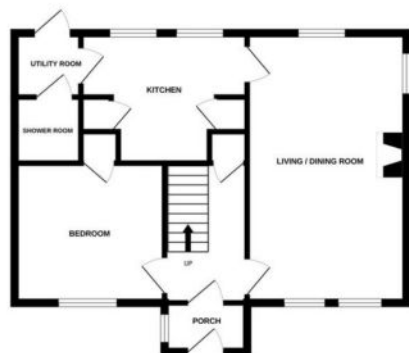
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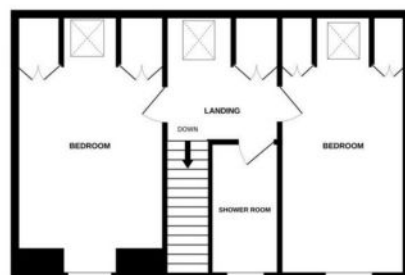
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales





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