



Sannachan, Harbour Street, Plockton

Offers Over £450,000





Sannachan, Harbour Street

Plockton, Kyle of Lochalsh

A refurbished 3 bed, all en-suite, 2 storey home in Plockton with loch views, garden, sheds, and holiday let licence. Central village location near local amenities.

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

KEY FEATURES:

- Solid stone, extended 2 storey, 3 bedroom (all en-suite) property
- Sympathetically and tastefully refurbished
- Excellent order throughout
- Located in the popular & picturesque village of Plockton
- Spectacular loch views
- Currently operating as a highly successful holiday let



GENERAL DESCRIPTION:

Located on Harbour Street in the pretty and popular village of Plockton, Sannachan is a solid sandstone, extended, 2 storey, 3 bedroom (all en-suite) property, situated in the heart of this picturesque and highly sought-after village. Conveniently situated for all local facilities and only a few miles from a greater range of facilities in Kyle of Lochalsh, some 6 miles west, the property has been sympathetically and tastefully refurbished by the current owner and is offered in excellent order throughout. Currently operating as a highly successful holiday let and enjoying spectacular views of the loch, the property further benefits from the use of a pretty lochside front garden area, the perfect opportunity to purchase a desirable home or holiday home.

Call or email RE/MAX Skye today for further information.

PROPERTY COMPRISES:

Ground floor: Entrance Hallway, Bedroom (En-Suite), Cloakroom, Sitting Room, Dining/Family Room, Kitchen

Upper floor: Two Bedrooms (En-Suite by way of a Jack & Jill Wet Room)

EXTERNAL:

Rear Gardens

Garden Shed

All Weather Shed

DETAILS:

HOME REPORT: Contact the RE/MAX Skye office.

SERVICES: Mains electricity, mains water, mains drainage.

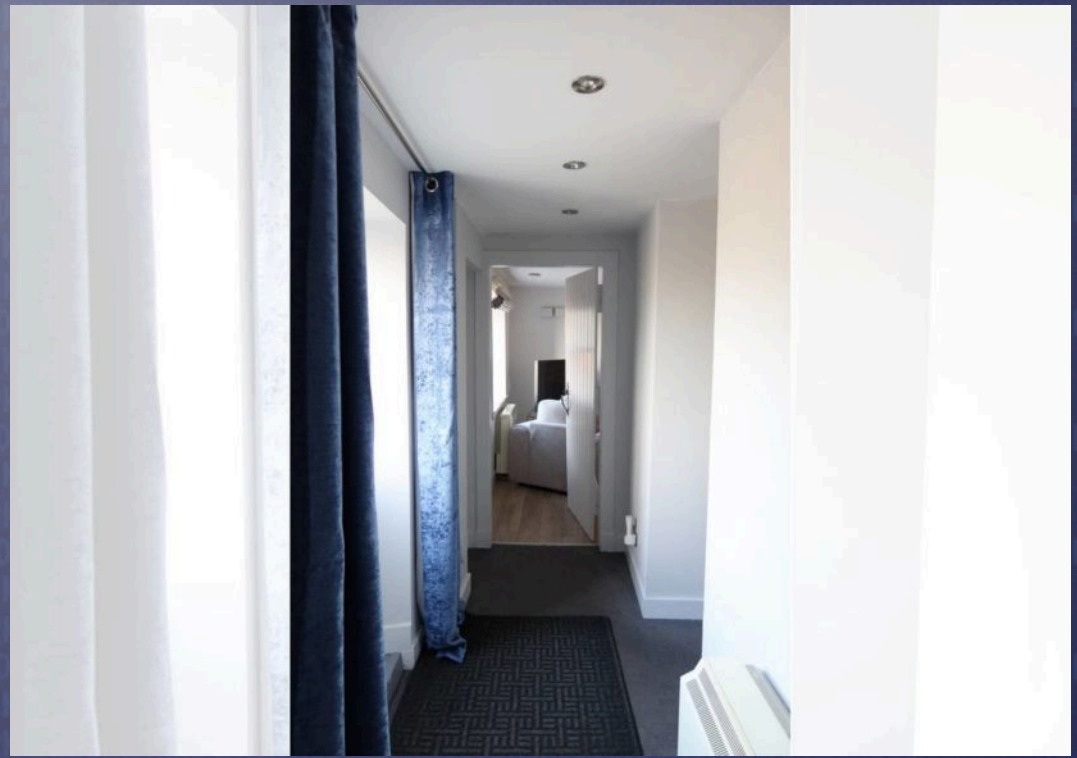
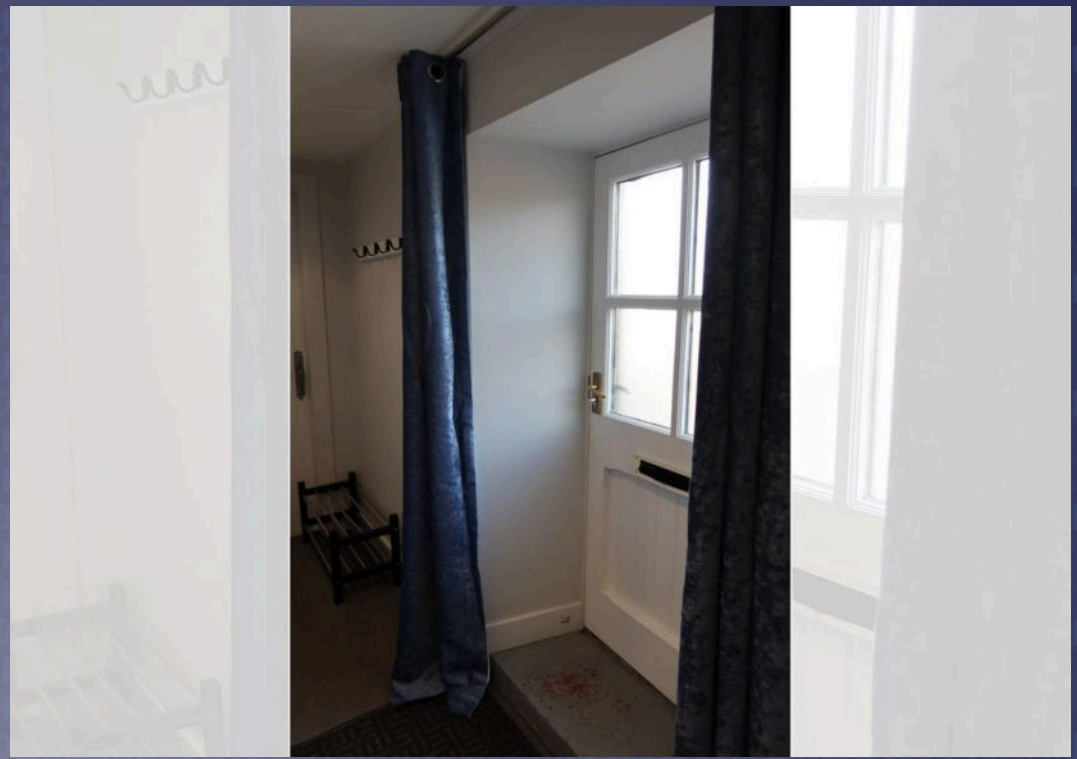


LOCATION:

The picture postcard village of Plockton, known as “the Jewel of the Highlands” is located on the seaward side of Loch Carron nestled around a sheltered harbour with palm trees lining the village due to the warmer climate provided by the gulf stream. The area is an excellent base for outdoor pursuits including walking, cycling, climbing, kayaking, and sailing to name but a few. Plockton is also a world-famous tourist destination with award-winning bars and restaurants offering great local produce and entertainment year-round. Amenities include primary and secondary schooling, The National Centre of Excellence in Traditional Music is based within the secondary school, gift shops, village shop and train station. Wider facilities are available close by in Kyle of Lochalsh, approximately 6 miles away.

ACCOMMODATION:

120+ years old with more recent extensions Sannachan extends to some 114m², retaining many original features, including ledge & brace doors and decorative painted stone walls. The property benefits from being mostly double glazed and electric heating, by way of under floor heating, modern storage heaters and electric panel heaters throughout supplemented by a wood burning stove in the sitting room. This property currently has a license for use as a holiday letting property.





GROUND FLOOR:

ENTRANCE HALLWAY:

Half frosted glazed door, downlight, storage heater, fitted carpet, access to bedroom, cloakroom, sitting room, stairs to upper floor.

BEDROOM 1:

12' 11" x 10' 6" (3.94m x 3.19m)

Window to front elevation with harbour views and window seat, built-in cupboard, painted paneling to ceiling, under floor heating, electric panel heater, access to en-suite:

EN-SUITE:

8' 1" x 3' 3" (2.46m x 1.00m)

(Dimensions into shower) Built-in shower cubicle, contemporary pedestal wash hand basin, WC, fully tiled, heated towel rail, under floor heating, ceramic tile floor.

CLOAKROOM:

5' 10" x 2' 8" (1.77m x 0.82m)

Wall mounted sink, WC, downlights, vinyl flooring.

SITTING ROOM:

14' 1" x 13' 4" (4.29m x 4.06m)

(Dimension at widest point) Deep sill window to front elevation with loch views, inset flush fitting wood burning stove set with a decorative tile panel surround, feature stone painted wall, five wall lights, under floor heating, storage heater, wood laminate flooring, access to dining/family room by way of feature steps hand crafted in Yew wood.





GROUND FLOOR (CONTINUED):

DINING/FAMILY ROOM:

18' 6" x 9' 4" (5.64m x 2.85m)

Open access, by way of aforementioned three steps rise, two windows to rear elevation, borrowed light window to kitchen, five wall lights, under floor heating, electric panel heater, wood laminate flooring, access to kitchen.

KITCHEN:

16' 1" x 7' 7" (4.90m x 2.30m)

Shallow step down, window to rear elevation, Velux to front elevation, range of contemporary base units with worktop over incorporating a range of full length units, grey Blanco sink, electric induction hob with stainless steel extractor over, integrated Neff oven with slide and hide door, integrated wine cooler fridge, integrated fridge/freezer, integrated dishwasher, space for integrated microwave, space and plumbing for washing machine and tumble drier, four floating shelves, built-in larger cupboard, semi-vaulted ceiling, downlights, under floor heating, wood laminate flooring, half-glazed door to rear courtyard.



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UPPER FLOOR:

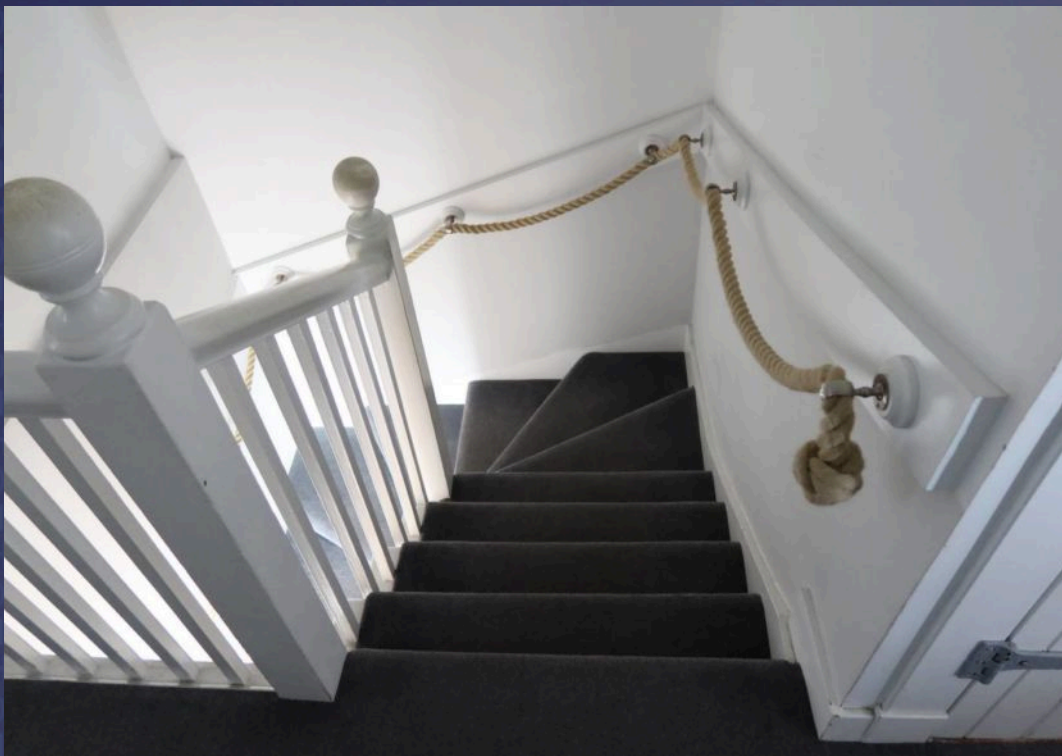
STAIRS & LANDING:

Carpeted stairs rise to a carpeted landing, built-in airing cupboard, access to two bedrooms.

BEDROOM 2:

13' 4" x 11' 9" (4.06m x 3.58m)

Window to front elevation with harbour and castle views, free standing bath on raised plinth, electric panel heater and heated towel rail, wood laminate flooring, access to Jack & Jill wet room.





UPPER FLOOR (CONTINUED):

JACK & JILL WET ROOM:

13' 6" x 3' 10" (4.11m x 1.18m)

Frosted window to front elevation, dual vanity sinks with round bowls and drawer unit under, electric shower, WC, fully tiled, downlights, large electric heated towel rail, ceramic tile floor, under floor heating, access to both upper floor bedrooms.

BEDROOM 3:

14' 4" x 11' 9" (4.36m x 3.58m)

Deep sill window to front elevation again with magnificent castle and harbour views, free standing bath on raised plinth, built-in shelving with lower cupboard, built-in full height storage cupboard, electric panel heater and heated towel rail,, wood laminate flooring, access to Jack & Jill wet room:



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EXTERNAL:

TIMBER SHED

ALL WEATHER SHED

WOOD STORE

GARDEN:

To the rear is a stone walled, slabbed courtyard area, outdoor IP rated waterproof plug socket, with the sloping garden grounds rising extensively beyond, these are laid mainly to grass, with mature trees and shrubs, the upper part of the garden has been left natural, both areas are serviced by slabbed steps rising from the courtyard. The property enjoys use of a charming fully fenced front garden which sits adjacent to the harbour and is laid to grass with mature planting, the perfect area to relax and enjoy the splendid views.



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The logo for REMAX SKYE, featuring a stylized house icon with a red, white, and blue flag above the text "REMAX" and "SKYE" below it.



GENERAL:

EXTRAS:

Included in the sale are all integrated appliances, blinds and fitted floor coverings, other items may be available by separate negotiation.

WHAT3WORDS:

///save.decisions.goal

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:

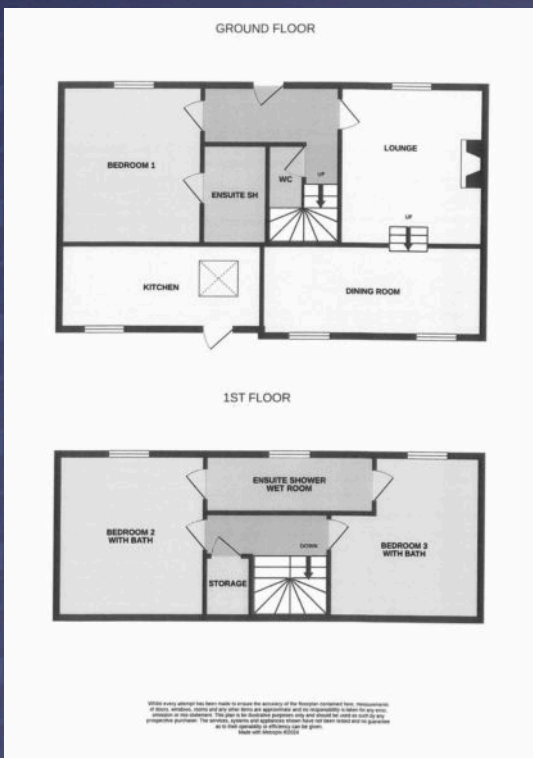
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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