



HEATHMOUNT ROAD KYLE OF LOCHALSH | OFFERS OVER £160,000

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HEATHMOUNT ROAD

KYLE OF LOCHALSH

£160,000

Nestled in the village of Kyle of Lochalsh, 3 Heathmount Road presents a charming semi-detached bungalow that is perfect for retirees or a small family seeking a tranquil lifestyle. This delightful property boasts two spacious double bedrooms, a well-appointed bathroom, and a generous lounge/dining area that is bathed in natural light thanks to its double aspect windows. Upon entering, you are welcomed by a uPVC door leading into a vestibule, which then opens into a bright hall through a glazed door. The elevated position of the bungalow offers stunning views of the sea and surrounding mountains, creating a serene backdrop for everyday living. The breakfasting kitchen is ideal for casual dining and is equipped with ample storage and workspace.

The property is designed for comfort and convenience, featuring uPVC double glazed windows throughout, ensuring warmth and energy efficiency. Underfloor heating in the lounge, kitchen, and bathroom adds an extra touch of luxury, while a multi-fuel stove provides a cosy atmosphere during the colder months. The loft is fully insulated and floored, offering additional storage options.

DESCRIPTON

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market a cosy 2 bedroom semi-detached bungalow with well maintained gardens. The property boasts a good sized lounge / dining area with double aspect windows, breakfasting kitchen, 2 large double bedrooms, a 3 piece bathroom and storage cupboards. 3 Heathmount benefits from uPVC double glazed windows throughout, underfloor heating (lounge, kitchen and bathroom), a multi fuel stove, ample double sockets, a telephone point in the hallway, and a fully insulated / floored loft. There are also 2 handy external brick store spaces; with the larger store insulated and lined internally and the other housing the washing machine and dryer.

Lounge/dining (15'3" x 12') : wooden floor with underfloor heating; double aspect windows with sea loch and mountain views; multi fuel stove
 Kitchen (11'8" x 9'2") : ample floor and wall units; integrated dishwasher and fridge/freezer; tiled floor; underfloor heating
 Front double bedroom (12'3" x 9'6") : fitted wardrobes; laminate floor; manual / WiFi controlled electric radiator
 Rear double bedroom (13'1" x 10'9") : laminate flooring; manual / WiFi controlled electric radiator
 Bathroom (4'9" x 4'11") : 3 piece with shower over bath; tiled floor; underfloor heating

LOCATION

Kyle of Lochalsh, the gateway to the Isle of Skye, is a flourishing village with a Post Office, supermarket, bank, swimming pool, hotel, garages, cafes, butcher, fishmonger, gift shop and churches. Primary education is available within walking distance of the property, with secondary education in nearby Plockton High School. The property is located in and near some of the most stunning scenery on the West Coast of Scotland, and offers an excellent variety of outdoor activities. The famous Eilean Donan Castle is about 8 miles away, Broadford, Isle of Skye approximately 9 miles, and Portree 34 miles drive away. The Highland city of Inverness is approximately 80 miles away, offering all city facilities, including links by road, rail and air to further destinations. There is a mainline railway station in Kyle with regular daily journeys to Inverness via Strathcarron.

GARDEN

The gardens, which are fenced, are laid to a mix of lawn, paving slabs and decking to the rear, with gravel and well established shrubs at the front. There are also 2 handy external brick store spaces; with the larger store insulated and lined internally.

SERVICES

The property benefits from all mains services

EPC : E
 Council Tax : B

Internet : BT good
 Mobile reception : good EE network

HOME REPORT

A Home Report is available at www.onesurvey.org
 In order to download the home report please click on "find a home report" and type in the postcode IV40 8BU. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

ASKING PRICE

This home is available for offers over £160,000

MORTGAGE ADVICE

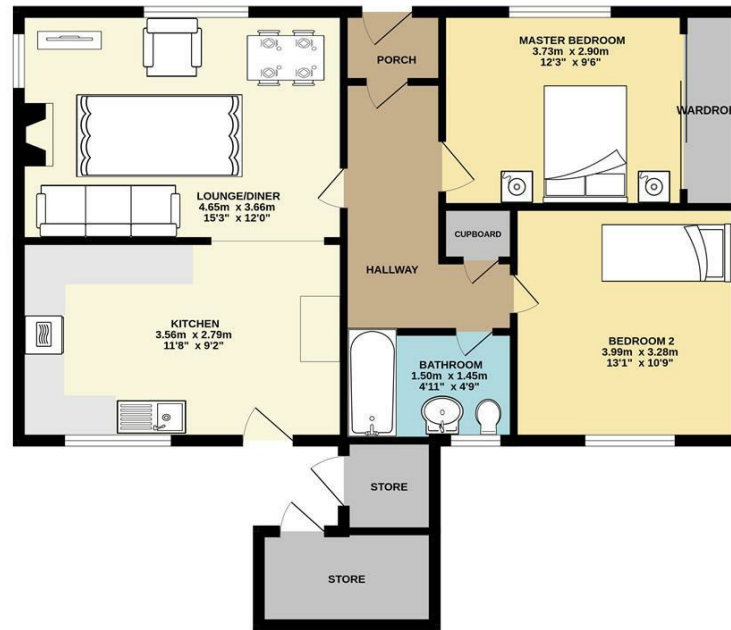
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GROUND FLOOR



2 BEDROOM SEMI-DETACHED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix (2025)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
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