



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Tarracliffe**

AUCHTERTYRE, BALMACARA, KYLE, ROSSSHIRE, IV40 8EG



# The Location

AUCHTERTYRE, BALMACARA, KYLE,  
ROSSSHIRE, IV40 8EG

This attractive property is located in the Auchtertyre area of the charming village of Balmacara and is a short distance from the shores of Loch Alsh. The property is close to the local primary school and play park. In addition, there is the choice of two pre-school facilities in the village with senior pupils taken by council provided transport to Plockton High School. The Balmacara Hotel and local convenience store are just over a mile away.

You are also only a ten-minute drive from the former ferry port of Kyle of Lochalsh where there is a varied selection of shops and restaurants. The famed modern bridge to The Isle of Skye joins the mainland from Kyle to Kyleakin on Skye itself. In the opposite direction towards Dornie a ten-minute drive will bring you to Eilean Donan Castle.

The Scottish Highlands is renowned for its outdoor pursuits such as hill-walking, fishing, sailing, pony trekking, mountain and road biking to name but a few. The ruggedness of the North West Highlands often referred to as the last great wilderness in Europe contains some of the most beautiful beaches and mountains in Scotland.

Inverness, the capital of the Highlands is a drive of 1 hour 45 mins and provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.



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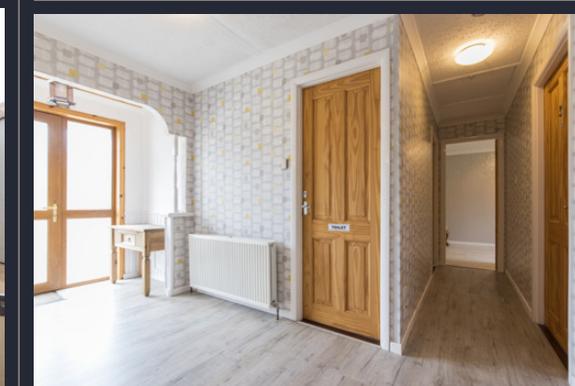
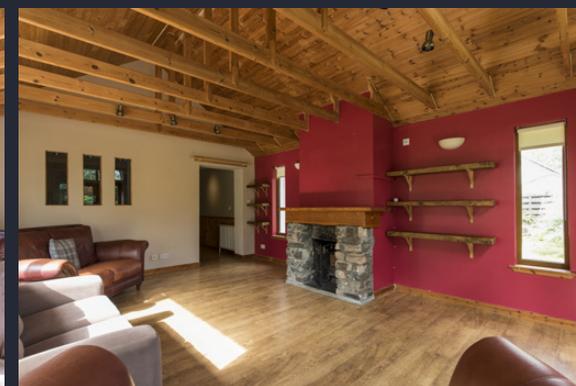
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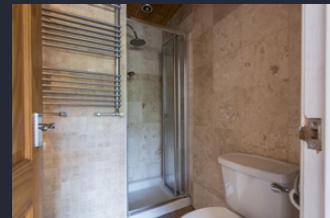
McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this extremely attractive modernised and extended detached four-bedroom bungalow located in the Balmacara area, at the charming village of Auchtertyre. This property has been finished and decorated to a high standard throughout to provide a very comfortable and contemporary living environment.

The accommodation consists of a bright and very spacious open pitch lounge with open fire, well-fitted and modern kitchen with ample storage provided by units and cupboards, integrated double electric oven & LPG hob, dishwasher and breakfast bar, family bathroom with double shower and bath; four bedrooms two with en-suite shower-rooms. The entrance hall has a WC and a large sitting room/dining room with open fire completes the property.

The front garden is laid to a stone chipped parking area (comfortably will park 7+ cars) leading to the large workshop. The east-facing rear garden is mainly laid to lawn with a lily pond and substantial decking area with unrestricted views to the surrounding hills.

The property also benefits from modern oil-fired central heating and double glazing. This very appealing property would make a lovely family home but also has the potential to function as a Bed and Breakfast or holiday let.





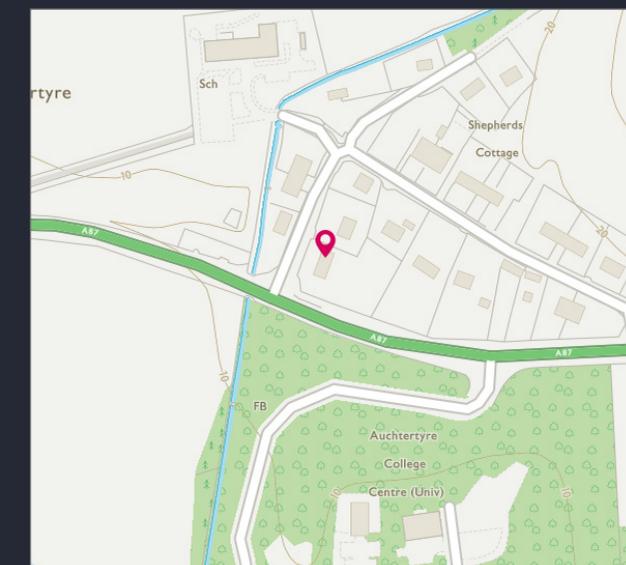
# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

|                     |                               |
|---------------------|-------------------------------|
| Lounge              | 6.50m (21'4") x 4.40m (14'5") |
| Kitchen             | 3.50m (11'6") x 2.00m (6'7")  |
| Utility             | 2.90m (9'6") x 2.70m (8'10")  |
| Sitting/Dining Room | 7.40m (24'3") x 0.70m (2'4")  |
| Bedroom 1           | 3.80m (12'6") x 3.40m (11'2") |
| En-suite            | 2.50m (8'2") x 1.70m (5'7")   |
| Bedroom 2           | 4.40m (14'5") x 2.70m (8'10") |
| Bedroom 3           | 2.70m (8'10") x 2.60m (8'6")  |
| Bedroom 4           | 4.10m (13'5") x 2.70m (8'10") |
| En-suite            | 1.70m (5'7") x 1.30m (4'3")   |
| Bathroom            | 2.60m (8'6") x 2.40m (7'10")  |
| WC                  | 1.70m (5'7") x 0.80m (2'7")   |

Gross internal floor area (m<sup>2</sup>): 149m<sup>2</sup> | EPC Rating: D





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