

6 Harbour Street, Plockton

Offers Over £500,000

RGH SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE









RE/MAX SKYE



6 Harbour Street

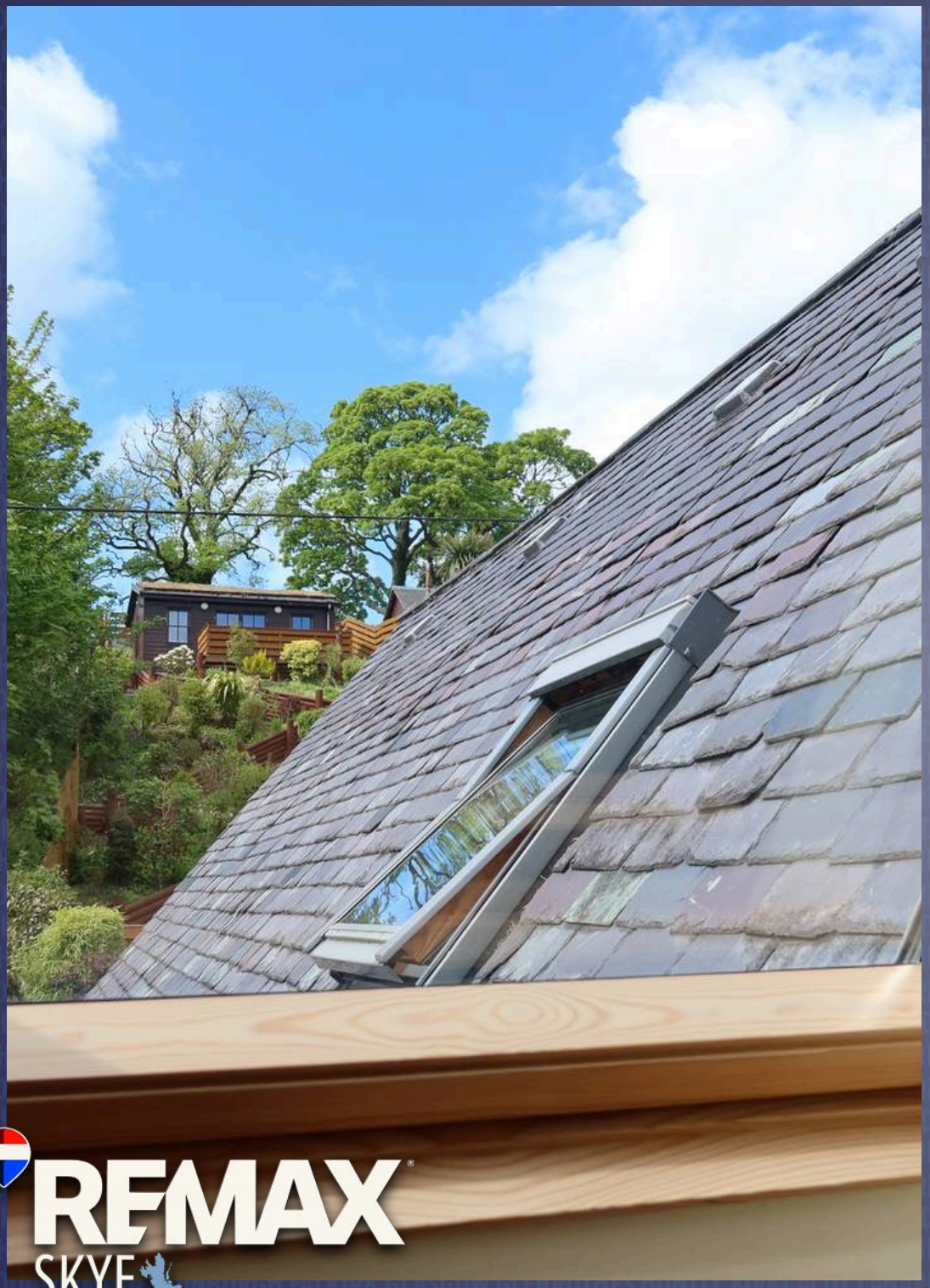
Plockton

Renovated, extended semi-detached cottage on Plockton's Harbour Street. Spacious open-plan living, finished to a high standard. Terraced garden, summer house with bay views. Walk-in condition.

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

KEY FEATURES:

- Semi-detached 1.5-storey extended cottage
- Beautiful views over Plockton Bay towards Loch Carron
- Situated on the well-known Harbour Street in Plockton
- Renovated and extended to a high standard (Approx. 173m2)
- Terraced garden & Summer House



GENERAL DESCRIPTION:

6 Harbour Street is a semi-detached 1.5-storey extended cottage situated on the well-known Harbour Street in Plockton. Spacious, elegant, and finished to a high standard, the property has been thoughtfully renovated and extended by the current owners, adding a generous open-plan living area and a bedroom suite to the original cottage whilst maintaining the charm of the traditional Plockton Cottages. The terraced garden with planted beds creates a sea of colour when the garden is in bloom and has been created to be enjoyed throughout the year, with a summer house located at the top of the garden with beautiful views over Plockton Bay. The property is in walk-in condition and will suit a wide range of buyers. It must be viewed to be fully appreciated.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Sitting Room (currently used as office), Shower Room, Open Plan Kitchen/Dining/Living Room, Utility Room
Upper: Landing, Two Bedrooms, Bathroom, Bedroom Suite

EXTERNAL:

Summer House
Timber Shed
Concrete Shed
Woodstore

DETAILS:

HOME REPORT: Available from RE/MAX Skye
SERVICES: Mains electricity, mains water, mains drainage.



LOCATION:

The picture postcard village of Plockton 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 with a very active long-established sailing club and the favourite anchorage of very many yachts. 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, train station and air strip. Wider facilities are available close by in Kyle of Lochalsh, approximately 6 miles away.

ACCOMMODATION:

6 Harbour Street is a 1.5-storey semi-detached cottage, originally constructed circa 1950 and extended within the past 20 years. The property now extends to approximately 173 sq m. The property benefits from double-glazed timber-framed windows and doors throughout. Heating is provided by an oil-fired Grant central heating boiler serving radiators throughout the house, with thermostatic controls installed. In addition, the open-plan dining/living area benefits from underfloor heating, supplemented by a multi-fuel stove in the living area connected to a back boiler. A new oil tank, coupled with internally installed contents gauge, was installed approximately one year ago. Externally, the property benefits from an external water tap and electrical socket. The property is located within a conservation area.

RE/MAX SKYE









RE/MAX SKYE



GROUND FLOOR:

ENTRANCE HALLWAY:
14' 0" x 6' 8" (4.27m x 2.02m)
One step rises to frosted half glazed exterior door, ceiling hanging light, understairs cupboard, radiator, fitted doormat, fitted carpet, stairs to upper floor, access to sitting room, lounge, shower room, open plan kitchen/dining/living room.

SITTING ROOM (currently used as office):
10' 5" x 12' 8" (3.17m x 3.85m)
Timber door, sash windows to front elevation with water and mountain views, ceiling chandelier, wall lights, multi-fuel stove on slate hearth, radiator, fitted carpet.

LOUNGE:
19' 11" x 10' 6" (6.08m x 3.20m)
Timber door, sash window to front elevation with water and mountain view, windows to rear elevation, flush mount ceiling lights, wall lights, two radiators, fitted carpet.

SHOWER ROOM:
5' 6" x 6' 8" (1.67m x 2.03m)
Timber door, flush mount ceiling light, quadrant glazed shower enclosure with shower over, wet wall, WC, wall-mounted wash hand basin, built-in shelved cupboard, extractor fan, ladder radiator, tiled flooring.

RE/MAX SKYE



GROUND FLOOR (CONTINUED):

OPEN PLAN KITCHEN/DINING/LIVING ROOM:
35' 3" x 17' 9" (10.74m x 5.40m)

Kitchen area:
15' 8" x 12' 8" (4.78m x 3.85m)
Timber door, ceiling louvre light, downlights, range of base and wall units with oak worktop over, wall cabinets with glazed doors, open shelves, under cabinet lights, double ceramic butler sink, Neff Induction hob with magnetic hob controller, and cooker hood over, tiled splash back, integrated dual Neff microwave/oven, heating drawer and oven, Neff dishwasher, space for large fridge freezer in recess, radiator, tiled flooring.

Dining/Living area:
19' 2" x 17' 9" (5.84m x 5.40m)
Open access to dining/living area, sash windows to rear elevation with garden view, glazed sliding garden door to side elevation with floor to ceiling window, flush mounted ceiling lights, wall lights, tubular skylights, space for large dining table and chairs with ceiling pendant light over, freestanding multi-fuel stove on slate hearth with tiled hearth wall, built-in warm storage cupboard, underfloor heating, tiled flooring.

UTILITY ROOM:
8' 0" x 7' 1" (2.44m x 2.17m)
Timber door, sash window to side elevation, half glazed exterior door, flush mount ceiling light, range of base and wall units with laminate worktop over, space and plumbing for washing machine and tumble dryer, boiler cupboard, tiled flooring, access to garden.

RE/MAX SKYE

ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE









RE/MAX SKYE



UPPER FLOOR:

STAIRS AND LANDING:
5' 2" x 9' 1" (1.57m x 2.77m)
Timber staircase with carpet runner rising to upper floor landing, Velux window to rear and side elevation, ceiling hanging light, radiator, oak flooring, access to two bedrooms, bathroom, bedroom suite.

BEDROOM 1:
14' 7" x 10' 5" (4.44m x 3.18m)
Timber door, dormer sash window to front with water and mountain views and to rear elevation with garden views, flush mount ceiling light, radiator, fitted carpet.

BEDROOM 2:
14' 6" x 10' 5" (4.42m x 3.18m)
Timber door, dormer sash to front elevation, Velux window to rear elevation, ceiling hanging light, two built-in wardrobes, radiator, fitted carpet.

BATHROOM:
8' 8" x 5' 10" (2.63m x 1.78m)
Timber door, dormer sash window to front elevation, chandelier ceiling light, corner bath with glazed shower screen and electrical shower over, wall-mounted WC, wall-mounted wash hand basin, two mirror wall cabinets, tiled walls, ladder radiator, access to loft.

RE/MAX SKYE



UPPER FLOOR (CONTINUED):

BEDROOM SUITE 3:

HALLWAY:
12' 11" x 6' 0" (3.94m x 1.82m)
(Dimensions at widest points) Timber door, Velux window to side elevation, downlights, built-in cupboards (with hot water tank), oak flooring, access bedroom, ensuite, dressing room.

BEDROOM:
11' 9" x 14' 3" (3.58m x 4.35m)
Sash windows to rear and side elevation, flush mount ceiling light, radiator, oak flooring.

DRESSING ROOM:
7' 1" x 6' 9" (2.17m x 2.06m)
(Dimensions at widest points) Timber door, ceiling hanging light, built-in hanging storage and shelving, radiator, oak flooring, access to loft.

ENSUITE:
8' 8" x 6' 9" (2.64m x 2.05m)
(Dimensions into shower and at widest points) Timber door, Velux window to side elevation, downlights, built-in glazed shower enclosure with mains shower over, built-in vanity unit with twin Kohler ceramic his-and-hers sinks, mirror lights, high shelve, WC, extractor fan, ladder radiator, tiled flooring.

RE/MAX SKYE



EXTERNAL:

SUMMER HOUSE:
12' 6" x 18' 9" (3.80m x 5.71m)
Glazed sash doors, windows to front and side elevation, ceiling louvre lights, kitchen base and wall units with laminate worktop over, stainless steel sink and drainer, built-in WC, electric panel heater, laminate flooring:

TIMBER GARDEN SHED:
9' 11" x 8' 0" (3.03m x 2.44m)

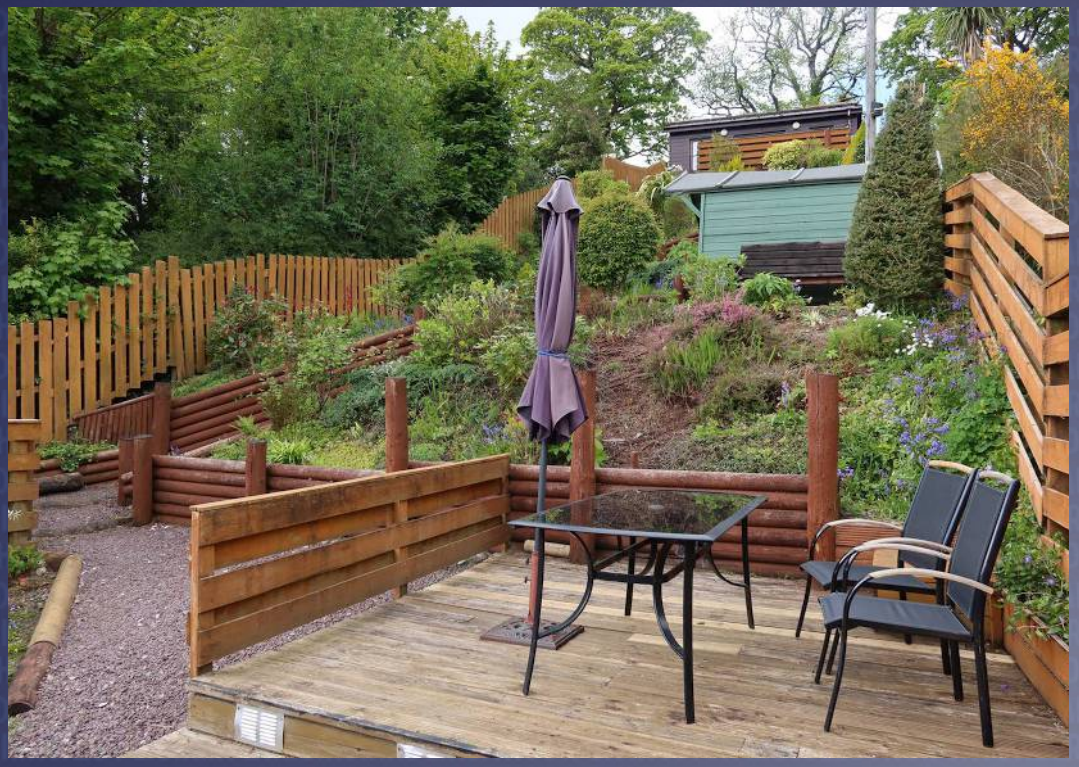
CONCRETE GARDEN SHED:
7' 4" x 8' 7" (2.24m x 2.62m)

WOOD STORE

GARDEN:
An ornamental iron gate at the side of the property provides access to the enclosed garden. A tiled path leads to a patio area outside the property, offering ample seating space and access to a concrete storage shed and wood store. Concrete steps rise to the terraced garden, where planted beds, framed with thick timber beams, have been thoughtfully created throughout. A spacious seating veranda is located on the second level. From here, a gravel path curves through the mature garden, continuing up to the third level, where a timber garden shed has been installed. At the top of the garden, a summer house with a grass roof and timber veranda provides a striking vantage point, from which stunning views over Plockton Bay and Loch Carron, can be enjoyed. At the rear of the garden, a pedestrian gate offers access to a walking route linking Harbour Street and Innes Street.

RE/MAX SKYE

EDINBURGH SKYE ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE









RE/MAX SKYE



GENERAL:

EXTRAS:
Included in the sale are all fitted floor coverings and integrated appliances. Other items, such as white goods, may be available by separate negotiation.

WHAT3WORDS:
///woodstove.smoothly.extra

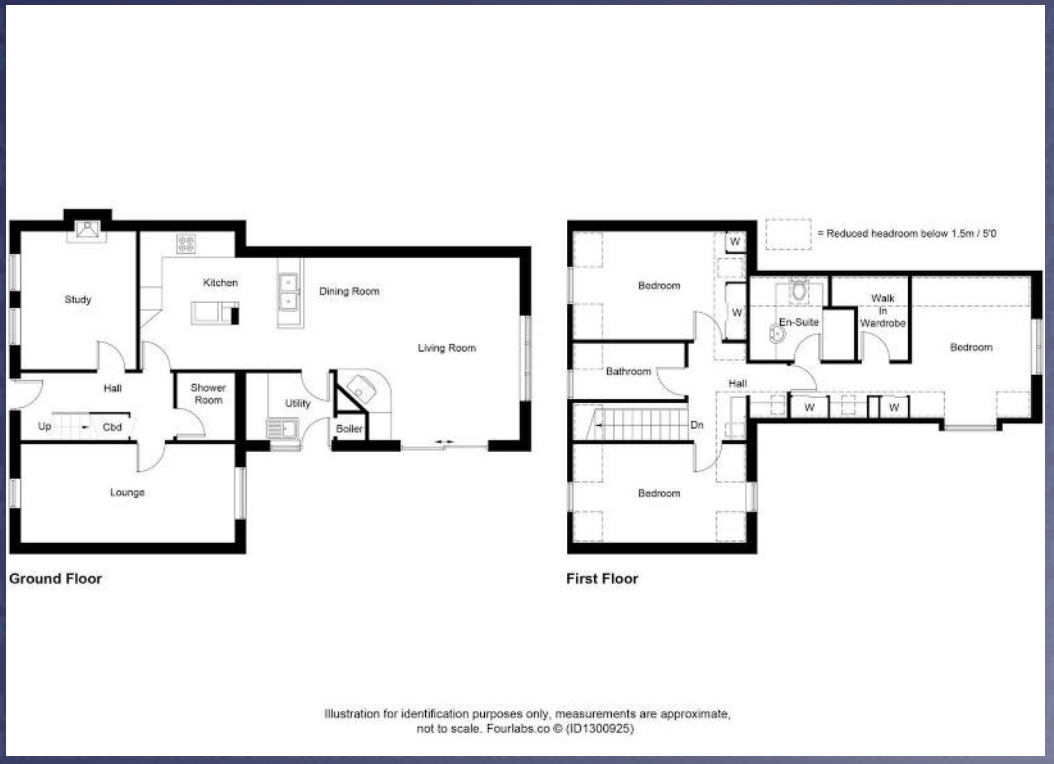
VIEWING:
Viewing is by appointment only. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

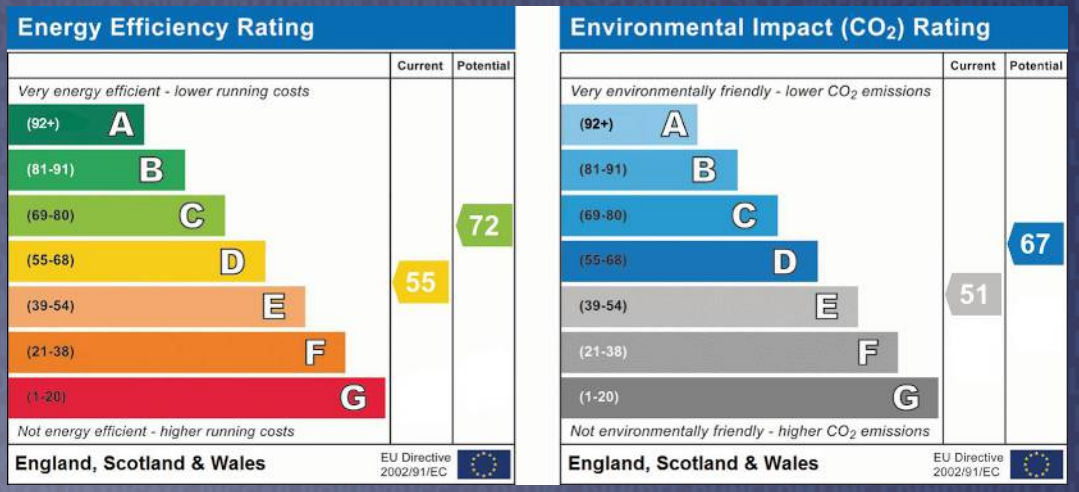
INTEREST:
It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

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

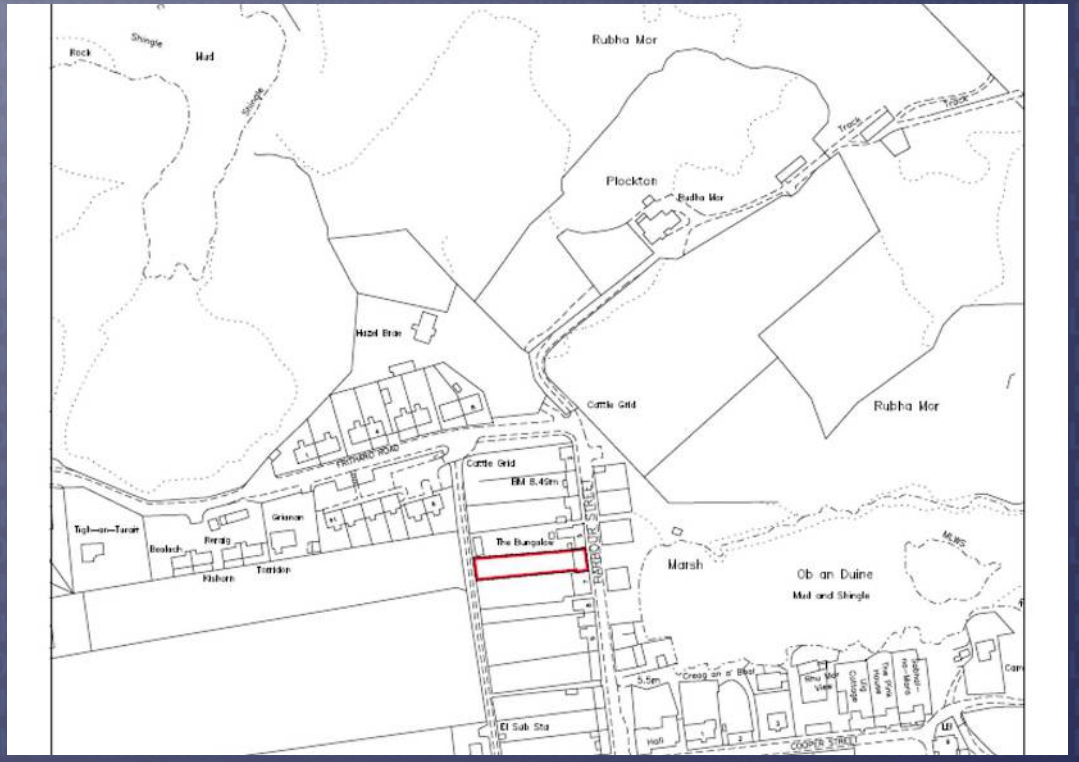
ENTRY:
At a date to be mutually agreed.

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.


Study
Kitchen
Dining Room
Living Room
Hall
Shower Room
Utility
Boiler
Up
Cbd
Lounge
Ground Floor
= Reduced headroom below 1.5m / 5'0
Bedroom
W
W
En-Suite
Walk In Wardrobe
Bedroom
Bathroom
Hall
Dn
W
W
Bedroom
First Floor
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300925)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
55
72
England, Scotland & Wales
EU Directive 2002/91/EC
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
51
67
England, Scotland & Wales
EU Directive 2002/91/EC


RE/MAX
SKYE


Rubha Mor
Shingle
Rock
Mud
Plockton
Rubha Mor
Hotel Brae
Cattle Grid
Rubha Mor
Cattle Grid
BM 8.49m
The Bungalow
Marsh
Ob an Duine
Mud and Shingle
Tigh-an-Turair
Bealach
Fernig
Rishorn
Torridon
Gleanan
El Sub Sta


RE/MAX
SKYE
Your Estate Agency
for Skye, Raasay, Lochals & Wester Ross
Connect with us: