







1 Station Road, Plockton, IV52 8TX

Offers Over £210,000

ISLE OF SKYE

ESTATE AGENCY

1 Station Road, Plockton, IV52 8TX

Situated in the picturesque and much-loved village of Plockton, 2 Station Road is a well-maintained three-bedroom semi-detached home, presented in fresh, neutral décor and ready to move into. Offering bright, flexible accommodation and conveniently located for the village's local amenities, the property would make an appealing family home or investment opportunity.

- Semi-Detached Property
- Oil-Fired Central Heating
- Three Bedrooms
- Double Glazing
- Popular Area
- Close to Local Amenities
- Well Maintained

Services

Mains Electric, Mains Water, Mains Drainage

Tenure

Freehold

Council tax

Band C

Property Description

Located in the much-loved coastal village of Plockton, this well-presented three-bedroom semi-detached home offers bright, flexible accommodation in walk-in condition. The property is tastefully decorated in fresh, neutral tones and has been very well maintained, making it an appealing choice for families, first-time buyers or those seeking an investment opportunity.

The ground floor comprises a hallway, spacious and bright kitchen/diner, lounge, bedroom and bathroom. Two further bedrooms are situated on the first floor. Additional benefits include oil-fired central heating, double glazing and built-in storage throughout.

Outside, the fully enclosed garden is predominantly laid to stone paving and features hedging, mature bushes and shrubs, a wooden garden shed and an outdoor tap. The oil tank is also located within the garden. An externally accessed store provides useful additional storage, while on-street parking is available outside the property.

The railway line runs to the rear of the house and is understood to be a quiet line. Plockton is renowned for its sheltered harbour, picturesque waterfront and distinctive Highland character. Local shops, cafés and places to eat contribute to village life, while the surrounding area offers attractive coastal scenery and walking opportunities.







Kitchen/Diner (15' 2" x 13' 10") or (4.62m x 4.22m)
UPVC exterior door with frosted glass panel leads to bright, spacious kitchen diner. Large rear facing window with smaller side facing window. Wall and base units, integrated slimline dishwasher, washing machine, double oven, 4 ring induction hob, extractor fan, microwave, large American style fridge freezer, round stainless steel sink with draining board. Large, shelved built in cupboard. Flooring is wood laminate and the walls are painted with tiled splashback behind units.

Lounge (13' 1" x 13' 6") or (4.00m x 4.11m)
Cosy lounge with large window and glass doors leading to the kitchen area and hallway. Electric fire in place of open fire with wooden mantlepiece. Carpeted floor with painted walls.

Hallway (9' 2" x 6' 6") or (2.80m x 1.97m)
Hallway with staircase to first floor. UPVC exterior door with frosted glass and adjacent window. The walls are painted and the floor and stairs are carpeted.

Bathroom (6' 4" x 5' 11") or (1.92m x 1.80m)
Bathroom with tiled floor and walls. Bath with electric shower and glass shower screen. WC and wash hand basin set on vanity unit. Wall mounted cupboards with some mirrored doors. Extractor fan. Frosted glass window.

Landing (2' 11" x 3' 10") or (0.89m x 1.16m)
Carpeted landing with roof window and eaves storage cupboard.

Bedroom 1 (11' 7" x 10' 7") or (3.52m x 3.22m)
Generous sized bedroom with front facing window, built in wardrobe and cupboards. The floor is carpeted and the walls are painted.

Bedroom 2 (10' 7" x 10' 7") or (3.23m x 3.22m)
Good sized bedroom with window to the side, carpeted floor and painted walls.

Bedroom 3 (8' 4" x 10' 2") or (2.54m x 3.09m)
Ground floor bedroom with front facing window and built in cupboard. The floor is carpeted and the walls are painted.

External Store (6' 8" x 4' 0") or (2.02m x 1.23m)
Accessed from outside, shelved storage room with loft access and heating unit. The floor is wood laminate and the walls are painted.

Outside
The enclosed garden is mainly laid to stone slabs with some mature hedging, bushes and shrubs. The heating oil tank is at the rear of the house, There is a drying area and outside tap. Wooden garden shed at the side of the house.



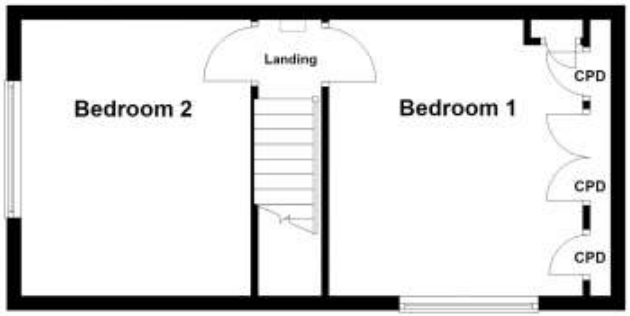




Ground Floor

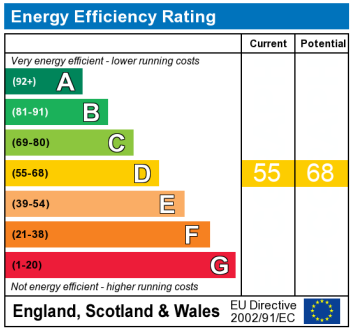


First Floor

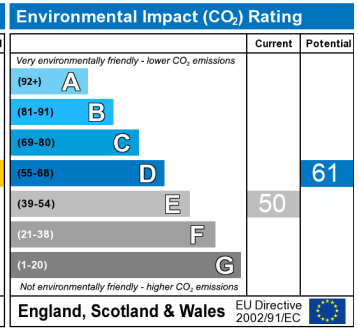








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

Tel: 01478 612683
Ferguson House, Bridge Road, Portree, Isle Of Skye.
IV51 9ER
sales@iosea.co.uk

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.