



HOUSE FOR SALE

OFFERS OVER £175,000

Albany Cottage, 12 Kyles, Isle of Harris, HS3 3BS

An excellent opportunity has arisen to purchase this attractive stone built, one bedroom cottage located in the peaceful village of Kyles, Harris. The property boasts beautiful views over the Sea Loch and towards the Scalpay Bridge.

Contact Us -

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Accommodation is presented over one floor comprising entrance hallway, Lounge, kitchen/dining room, utility room/rear porch, shower room and one double bedroom.

Previously used as a successful holiday let and long term rental this would be an excellent opportunity for those in the buy-to-let industry as well as those looking for their first home in Harris. Furniture within the property is also available for sale by separate negotiation.

Externally the property boasts ample garden ground to the rear offering great potential to develop the property further. The main town of Tarbert is approximately 5 miles away with all amenities and services including shops and primary school.

Lounge - 3.88m x 4.35m



Kitchen/Diner - 3.34m x 7.88m



Utility/Rear Entrance - 2.15m x 2.97m



Entrance Hallway - 3.40m x 1.44m



Bedroom - 4.29m x 3.37m



Shower Room - 2.80m x 2.34m



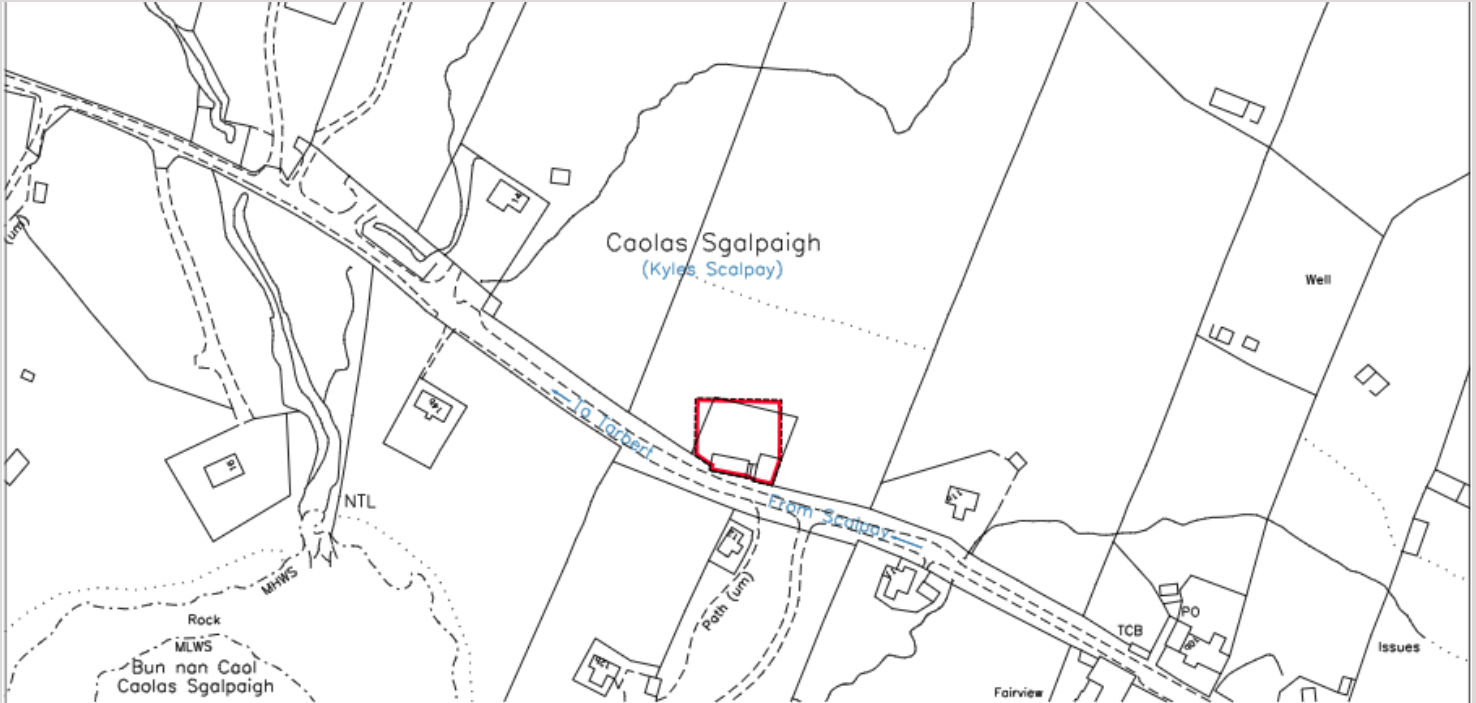
External - Rear



Scalpay Bridge & Sea Loch Views



Title Area



The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.

Additional Information

Home Report available

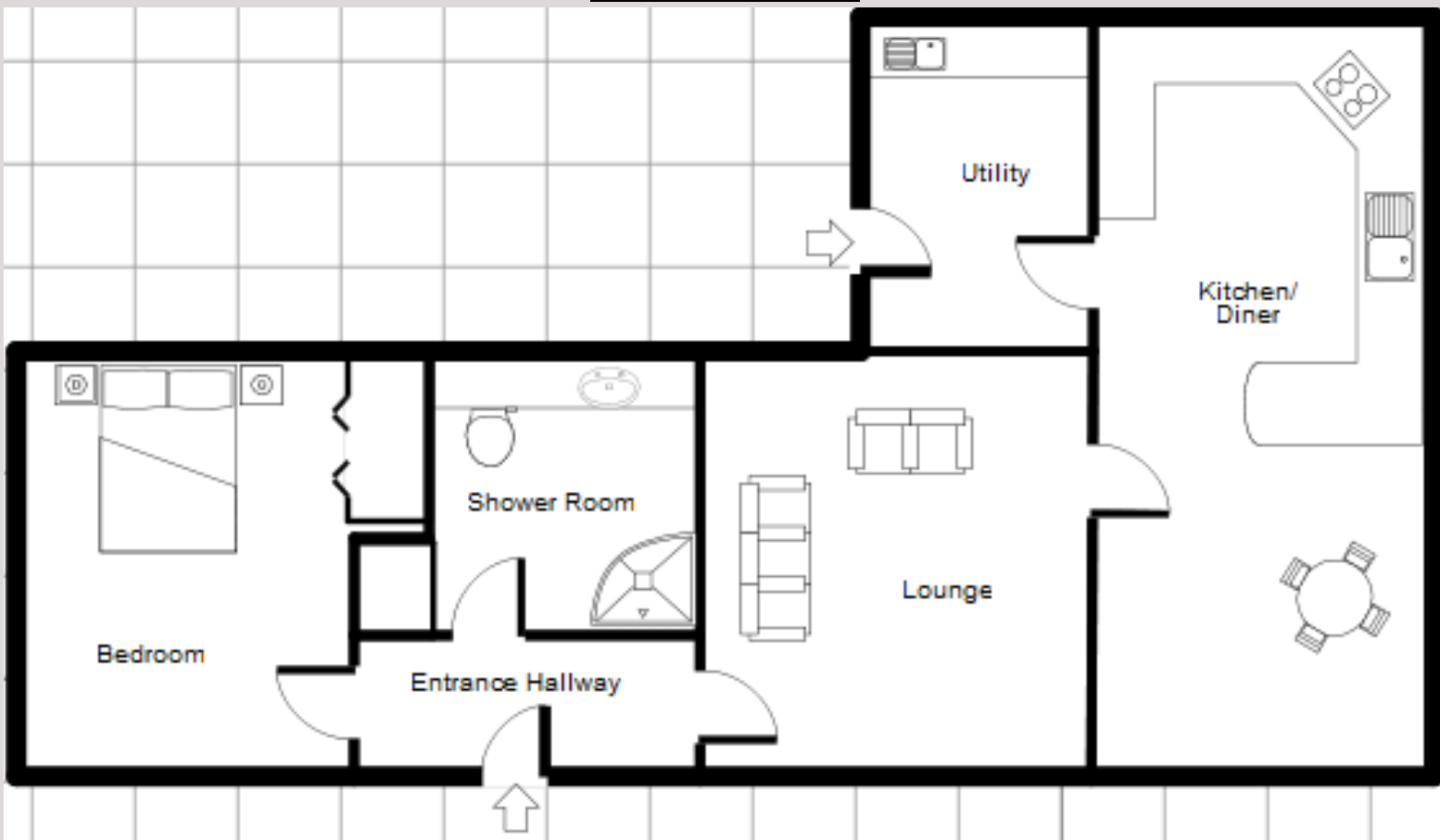
Viewing by appointment only

Internal Area: 94m²

EPC Rating: Band D

Council Tax Band: A

Floor Plan



The foregoing particulars of sale are to be used as a guide only. No details are guaranteed and all measurements are approximate and are intended for general guidance only. We have not tested any services, equipment or appliances in the property and we advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

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