

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 your 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.

Directions: Take the road into Ardvassar village passing the hotel on the right and follow the road out to Aird for about 1/2 mile. On the right hand side you will see a large shed 'Sleat Furniture Services' - take the next right turning up the hill and the property lies at the top on the hill.

Views: Strictly by appointment through The Isle of Skye Estate Agency.

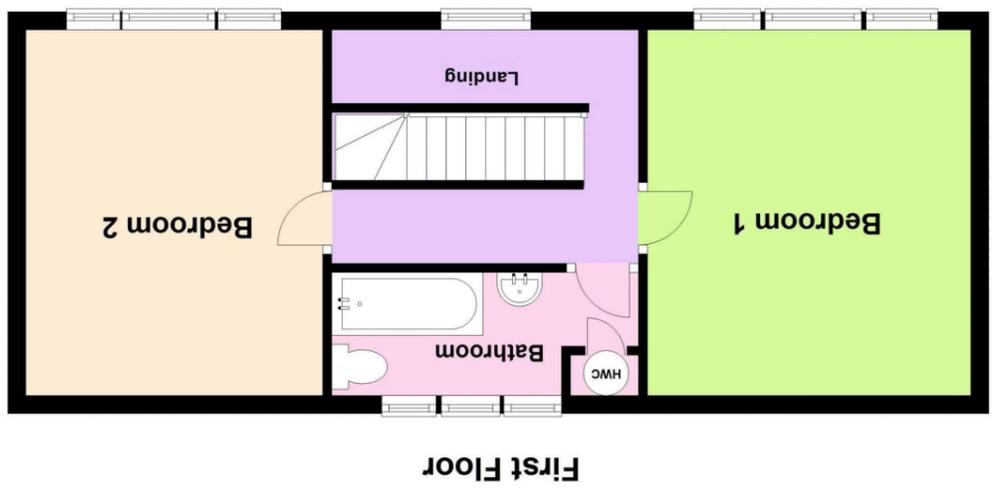
Home Report: Please contact The Isle of Skye Estate Agency. By mutual agreement.

Services: Mains electricity and water. Drainage to septic tank. Telephone and Broadband (please check with provider)

EPC Rating: Band G

Council Tax: Band D

Entry: By mutual agreement.



The Isle of Skye Estate Agency

www.iosea.co.uk

Portree Office: sales@iosea.co.uk 01478 612 683
 Kyle Office: kyle@iosea.co.uk 01599 534 555

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16 Calligarry, Sleat, Isle of Skye, IV45 8RU **Offers Over £185,000 are invited**

Set With Stunning Elevated Sea Views Original Features Throughout

Fully Enclosed Garden Grounds 2 Double Bedrooms with Sea View Wonderful Holiday Retreat or letting Property

Description:

16 Calligarry is a delightful two double bedroom traditional 1 ¾ storey extended croft house offering comfortable living accommodation in the very pretty, peaceful crofting area of Ardvasar on the popular Sleat peninsula of Skye, where far reaching panoramic views across the area and towards the Sound of Sleat and the mainland are afforded.

16 Calligarry is a wonderful bright and airy traditional croft house boasting original features throughout, situated in a magnificent elevated position to take in the stunning views on offer. The property benefits from neutral painted decor and carpets, v-lining, mixed glazing throughout and electric storage heating with two feature fire places with multi fuel stoves. The accommodation within comprises; entrance porch, inner hallway, lounge, rear porch, cloakroom come utility area, dining room and kitchen. Stairs lead to the upper landing with two double bedrooms and bathroom. The property is situated in a tranquil position surrounded by wildlife, generous fully enclosed garden grounds with a gated entrance and private drive for parking.

16 Calligarry would make a wonderful home or perfect holiday retreat for those looking for an idyllic quiet lifestyle, set in a breath-taking location with magnificent views over the rolling croft land out to the Sound of Sleat and the mainland beyond. This property is truly a must see to fully appreciate what is on offer. Furniture can be available by separate negotiation.

Garden:

The property is seated in an elevated position and is surrounded by generous fully enclosed garden grounds with a gated entrance and private drive for parking. It is laid mainly to lawn with many well established trees, bushes and shrubs along with areas for flower beds and several bird boxes to encourage the native wildlife. There are two sheds, one new and one old, wood stores and ample area for seating to the front of the property to enjoy the views on offer.

Room Sizes:

Entrance Porch: 7'02" x 4'04" (2.20m x 1.34m)

Inner Hallway: 9'01" x 3'10" (2.77m x 1.19m)

Lounge: 13'10" x 13'09" (4.23m x 4.19m)

Rear Porch: 8'02" x 6'05" (2.51m x 1.97m)

Cloakroom / Utility: 6'05" x 5'11" (1.98m x 1.83m)

Dining Room: 13'09" x 10'09" (4.19m x 3.30m)

Kitchen: 9'02" x 7'00" (2.81m x 2.15m)

First Floor

Upstairs Hallway & Landing: 11'06" x 8'03" (3.41m x 2.60m) at max.

Bedroom One: 13'04" x 11'05" (4.08m x 3.48m)

Bedroom Two: 13'04" x 11'05" (4.08m x 3.48m)

Bathroom: 11'01" x 4'05" (3.40m x 1.37m) at max.

Location:

Calligarry is friendly crofting village situated on the south of the island on the popular Sleat peninsula, with the area providing peace and tranquillity. Nearest facilities are in the village of Ardvasar some ½ mile away and here you will find a hotel and bar. Armadale is close by and here you will find a garage, petrol station, post office and a few craft shops, along with the terminal for the Armadale to Mallaig ferry which offers a regular service, so making easier connection to the mainland. Sabhal Mor Ostaig the Gaelic college, primary school and medical centre are approximately 2 miles away. The nearest main village of Broadford is some 16 miles to the north and provides all the enhanced amenities you would expect of a thriving community including a supermarket, petrol station, bank, launderette, hairdresser and hotel bars and restaurants. Facilities also include a hospital, medical centre and primary school. Secondary schooling is available in Portree, the Islands capital which is approx. 35 miles away.

