



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Barnhill Cottage, Glenelg. IV40 8LA.

Spacious accommodation
Popular location

Two bedrooms
Traditional features

Offers over

Family home/holiday let
Fully enclosed garden

£225,000

Double glazing & electric heating
Secluded and private

Description:

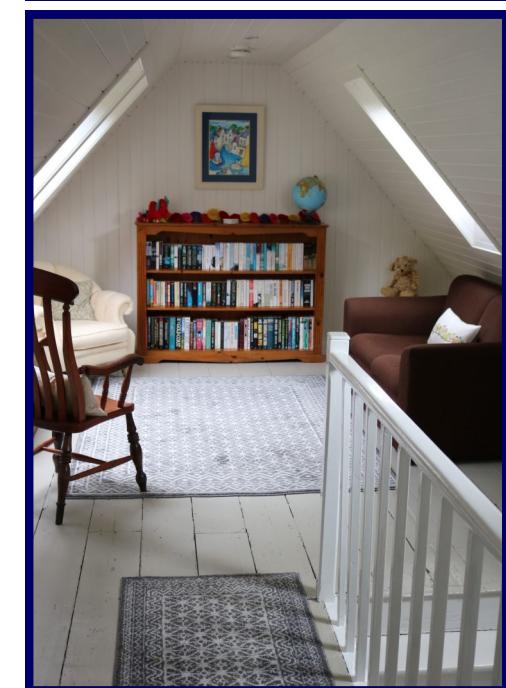
Barnhill Cottage is a delightful two bedroom detached 1.5 storey property located on the outskirts of the picturesque and popular village of Glenelg. The cottage offers a wonderful blend of traditional features with modern convenience. A mature and beautiful garden surrounds this charming and immaculately presented property.

The accommodation is set out over two floors and comprises: Entrance vestibule, hallway, side vestibule, cloakroom with W.C., kitchen/dining room, lounge, two spacious double bedrooms, upstairs living room and a shower room with W.C.

The property benefits from electric heating, UPVC double glazing, traditional V-Lining and a multi fuel stove.

Externally the property sits in an elevated position surrounded by a fully enclosed, secluded and private garden. A gravel driveway leads up to the cottage from the quiet village road with parking to the side.

Barnhill Cottage would make a wonderful family home or buy to let property located close to local amenities in a beautiful setting.



ACCOMMODATION

Entrance porch

5'03" x 4'04" (1.6m x 1.33m)

Hall

8'09" x 5'08" (2.68m x 1.73m) at max.

Kitchen/dining room

13'11" x 11'01" (4.27m x 3.39m)

Cloakroom with W.C.

5'02" x 3'09" (2.08m x 0.99m)

Rear lobby

5'09" x 3'08" (1.76m x 1.13m)

Lounge

12'01" x 11'06" (3.70m x 3.52m)

Shower room with W.C.

8'07" x 5'07" (2.62m x 1.71m) at max.

Bedroom One

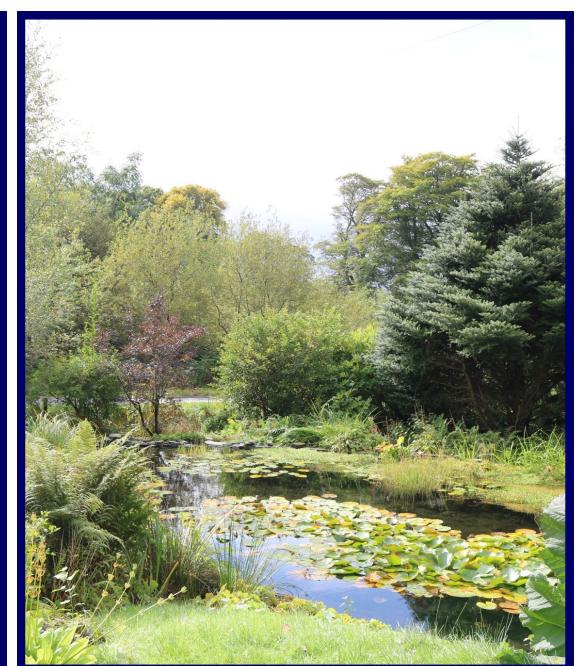
12'0" x 11'05" (3.65m x 3.50m)

Landing/Study

19'04" x 11'09" (5.89m x 3.60m) at max.

Bedroom Two

12'08" x 11'09" (3.86m x 3.60m)





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Services:

Mains water and electricity. Drainage is by way of a septic tank.

Council Tax: Band C

EPC Rating: band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

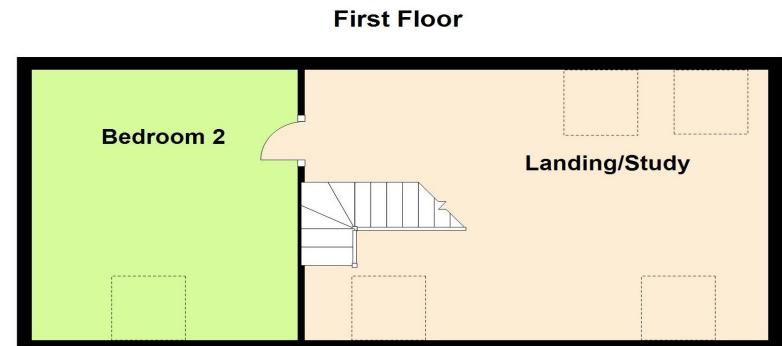
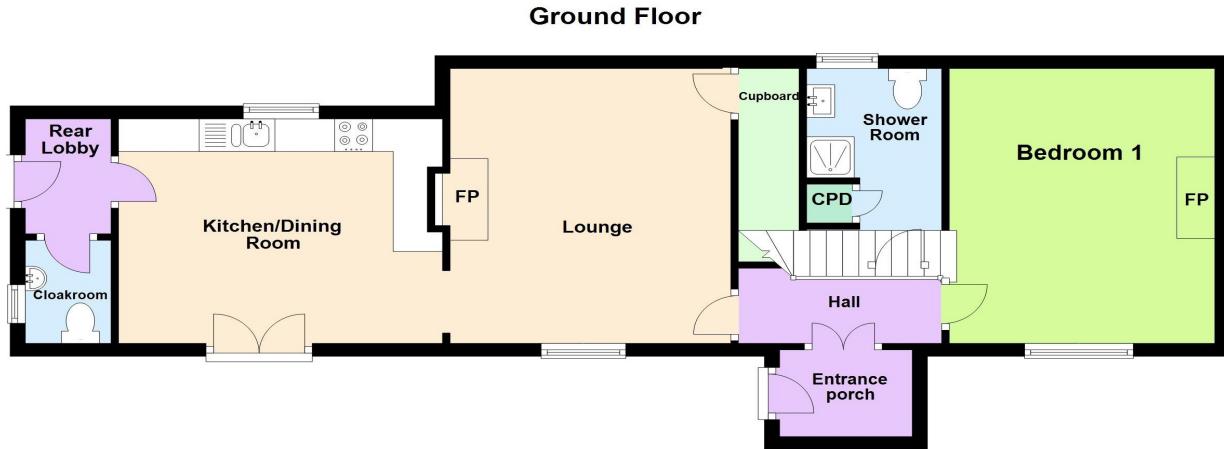
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From the A87 at Shiel Bridge following signs to Glenelg over the Mam Ratagan pass. On approaching Glenelg village and after passing the 'Glenelg (Earth) twinned with Glenelg (Mars)' sign the property can be found on the right hand side through a private gate with a 'Barnhill' sign on it.



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.

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Portree Office: Bridge Road

Kyle Office: Main Street

Portree

Kyle of Lochalsh

Isle of Skye

Ross-Shire

IV51 9ER

IV54 8RD