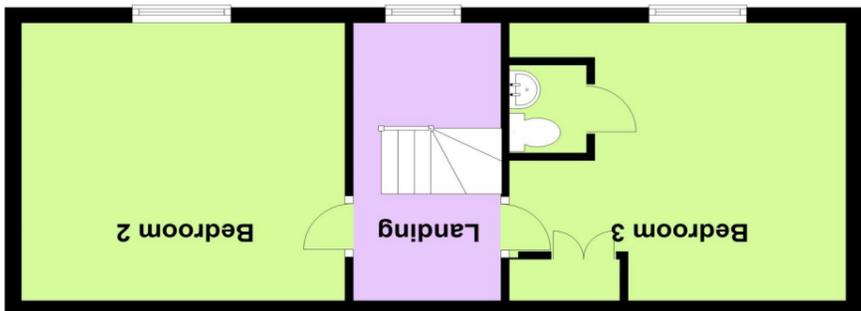


Kyle Office: Main Street
 Ross-Shire
 IV54 8RD

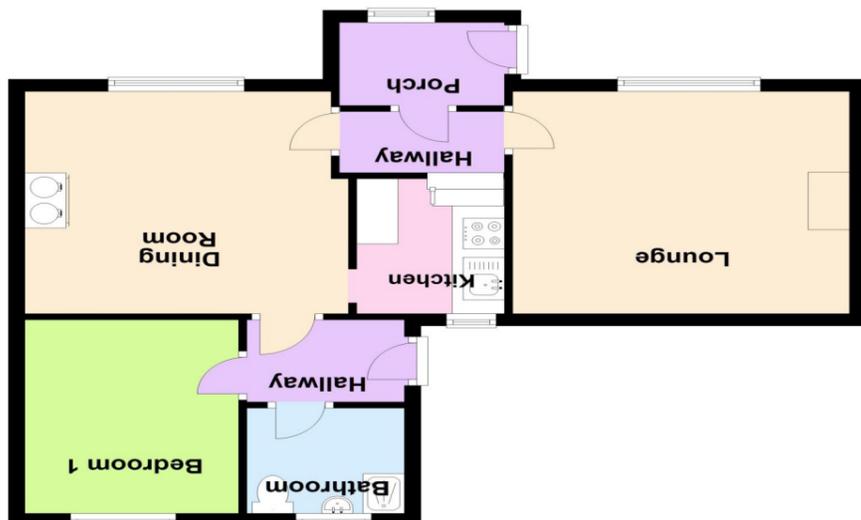
Portree Office: Bridge Road
 Isle of Skye
 IV51 9ER
 IV51 9ER

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.

The Isle of Skye Estate Agency



First Floor



Ground Floor

Nostie is a pretty hamlet, located off the A87 and within easy reach of the amenities and facilities that the nearby villages of Dornie and Balmacara have to offer. Nostie is just 6 miles from Kyle of Lochalsh, which is a busy village with a supermarket, garage, shops, hotels and restaurants and facilities of dentists, medical centre, opticians, swimming pool & gym. There are bus and railway links, with a regular train service operating to Inverness, which is approximately 82 miles to the east. The Skye Bridge is just past Kyle, providing access to the Isle of Skye.

Location:

Follow the A87 from Kyle of Lochalsh towards Dornie. After 6 miles, Nostie is signposted to the right. Turn into Nostie and the cottage is the 4th property on the left, directly opposite the bridge.

Directions:

By mutual agreement.

Entry:

Strictly by appointment through The Isle of Skye Estate Agency.

Viewings:

Please contact The Isle of Skye Estate Agency.

Home Report:

Band F

EPC Rating:

Band C

Council Tax:

Services: Mains electricity, mains water and drainage to Septic Tank.

The Isle of Skye Estate Agency
 Portree Office: sales@iosea.co.uk
 01478 612 683
 Kyle Office: kyle@iosea.co.uk
 01599 534 555

www.iosea.co.uk

The Isle of Skye Estate Agency



The Isle of Skye Estate Agency

www.iosea.co.uk

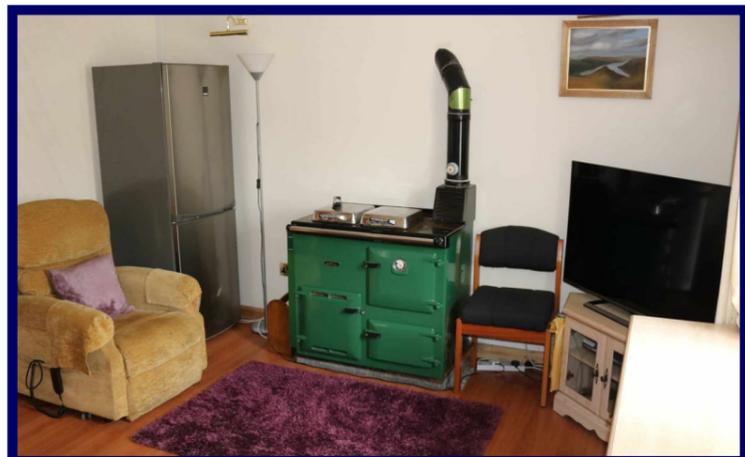
The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Cuillean Cottage & croft

Traditional croft house
 Owner occupied croft

Detached
 Family Home

Offers Over

3 Bedroom
 Close to local amenities

£205,000

Sea and mountain views
 Large garden

Description:

Cuillean Cottage is a delightful traditional three bedroom former croft house set within a good sized garden, with a large owner occupied croft to the rear. It is located in the lovely hamlet of Nostie, which is within easy reach of the amenities and facilities that nearby Dornie, Balmacara and Kyle of Lochalsh have to offer.

The accommodation is set out over two levels and comprises of; Entrance porch, Hallway, Lounge, Dining room, Kitchen, Shower room and Double Bedroom on the ground floor with Two Bedrooms and an En-Suite cloakroom on the first floor.

The cottage retains much of it's original charm and benefits from recently installed UPVC double glazing and oil central heating.

It is set within generous garden grounds to the front, rear and left hand side. The front garden is gravelled, enclosed by a fence. The left side of the garden houses a Polytunnel and provides access to the owner occupied croft. The croft extends to approx. 5 1/2 acres (to be confirmed by title deeds).

Cuillean Cottage offers prospective purchasers the opportunity to purchase a lovely home with an owner occupied croft in a beautiful location.



Ground Floor

Entrance Porch

5'02" x 4'05" (1.59m x 1.36m)

Hallway

6'03" x 3'0" (1.93m x 0.92m)

Lounge

13'04" x 11'11" (4.08m x 3.64m)

Dining Room

12'10" x 12'0" (3.92m x 3.67m)

Kitchen

7'03" x 5'10" (2.21m x 1.79m)

Rear Hallway

6'07" x 2'11" (2.02m x 0.91m)

Bedroom One

10'05" x 6'07" (3.17m x 2m)

Shower Room

6'05" x 5'07" (1.97m x 1.73m)

First Floor

Landing

8'08" x 6'03" (2.65m x 1.92m)

Bedroom Two

12'10" x 11'11" (3.93m x 3.64m) at max.

Bedroom Three

13'04" x 8'10" (4.07m x 2.71m) at max.

En-Suite W.C.

3'09" x 3'04" (1.15m x 1.04m)

