

The Isle of Skye Estate Agency  
 Kyle Office: Main Street  
 Ross-Shire  
 IV54 8RD

The Isle of Skye Estate Agency  
 Portree Office: Bridge Road  
 Portree  
 Isle of Skye  
 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 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

**Directions:** Continue on A87 through Broadford. Take the turn off to Elgol and continue through Elgol, passed the shop and village hall and continue en route to Galsnakiile. When you reach the junction at the phone box take a left and continue for around 200m, Rowan Cottage is the first house and lies on the left.

**Entry:** By mutual agreement.

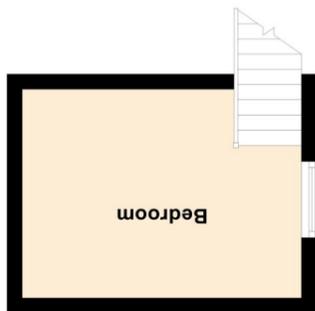
**Viewings:** Strictly by appointment through The Isle of Skye Estate Agency.

**Home Report:** Please contact The Isle of Skye Estate Agency.

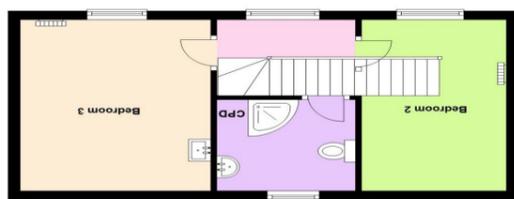
**EPC Rating:** band E

**Council Tax:** Band F

**Services:** Mains electricity. Oil Fired central Heating. Water via bore hole. Drainage via septic tank.



First Floor



First Floor



Ground Floor



Ground Floor

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

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**Rowan Cottage, Glasnakiile IV49 9BQ**

**Offers in the Region of £320,000**

Annexe  
 Well maintained and well presented

5 Bedrooms  
 Rural location

Family home/ Holiday let/B&B  
 Sea Views

**Description**

**Immaculately presented property located in a beautiful setting that affords breathtaking views from almost every angle. Rowan Cottage along with self contained annex, Rowan Berry, offers a comfortable family home along with a revenue generator, if purchaser so wished.**

Rowan Cottage is a well presented property which has had extensive upgrade works completed in recent years to include a change of layout to create the spacious property presented today. The property sits 90m above sea level and boasts stunning panoramic views of Loch Slapin and towards Loch Eishort.

Rowan Cottage and Rowan Berry provide a comfortable family home with the annex, Rowan Berry, offering letting opportunities or alternative accommodation for other family members, such as a 'granny flat' or teenager quarters if purchasers so wished, the layout provides several options.

Benefiting from UPVC double glazed windows and doors, the property is bright and airy with almost every window in the property affording outstanding sea views. A very generous well maintained garden area surrounds the property which is laid mainly to lawn and gravel and is also well planted with trees, bushes and shrubs with the 2 parking areas to either side of the property. The garden boasts a pergola which is supplied with power and lighting, a stunning feature where you can sit and take in the breathtaking scenery. A summer house also lies further up the garden.

Currently set up and run as a B & B although opportunities are endless, boasting a kitchen suitable for commercial use and flexibility of layout this property truly must be viewing to appreciate what is on offer.

**Location**

Glasknaille is a small, very friendly township situated in a beautiful part of the highlands on the shorelines of Loch Slapin. The area offers many outdoor pursuits or for those who prefer to just relax there is ample opportunity to absorb the ever changing views that the Loch and terrain provide, including regular glimpses of wild-life and birdlife. Located some 2 miles from the popular village of Elgol which boasts a good community spirit with the Community Hall offering functions that are well attended. during the week and once on a Saturday.



**ACCOMMODATION**

**Ground Floor**

Entrance Vestibule—8'09 x 5'10 (2.67m x 1.79m)

Hallway—23'00 x 25'05 (7.03m x 7.76m) at max

Bedroom One—12'06 x 10'01 (3.82m x 3.09m)

Bedroom One En-Suite—6'10 x 5'05 (2.08m x 1.66m)

Lounge -12'05 x 10'02 (3.8m x 3.10m)

Dining Room—11'03 x 13'03 (3.44m x 4.05m) at max

Kitchen—11'01 x 12'01 (3.37m x 3.68m)

Utility Room—13'01 x 9'06 (3.96m x 2.91m)

W.C—2'11 x 3'10 (0.89m x 1.18m)

Pantry 9'09 x 5'09 (2.98m x 1.77m)

Bedroom Two—9'10 x 3'04 (3.00m x 1.0m)

Study - '03 x 5'09 (2.22m x 1.76m)

Rear Vestibule—3'04 x 9'10 (1.00m x 3.0m)

**First Floor**

Landing—7'07 x 5'08 (2.32m x 1.73m)

Bedroom Three—12'07 x 7'11 (3.85m x 2.41m)

Bedroom Four—12'07 x 10'05 (3.85m x 3.19m)

Shower Room—6'10 x 7'10 (2.09m x 2.4m)

**Rowanberry Annexe**

Vestibule—6'07 x 4'00 (1.22m x 1.97m)

Sitting Room/Kitchen—15'02 x 12'04 (4.62m x 3.78m) at max

Bathroom—5'00 x 5'11 (1.54m x 1.81m)

**First Floor**

Bedroom—12'03 x 9'10 (3.75m x 3.01m)

