

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.

The Isle of Skye Estate Agency
 Portree Office: Bridge Road
 Portree
 Isle of Skye
 IV51 9ER
 IV51 9ER
 Ross-Shire
 Kyle of Lochalsh
 Kyle Office: Main Street
 IV54 8RD

Directions:
 From Portree take the A87 heading to wards Uig. Drive approximately 13 miles and continue past the township of Earlish (located on the left) for a further mile. 1 Earlish is situated off the main road on the right hand side, with a large drive way and the house is noted by its 'Red Roof'

Entry:
 By mutual agreement.

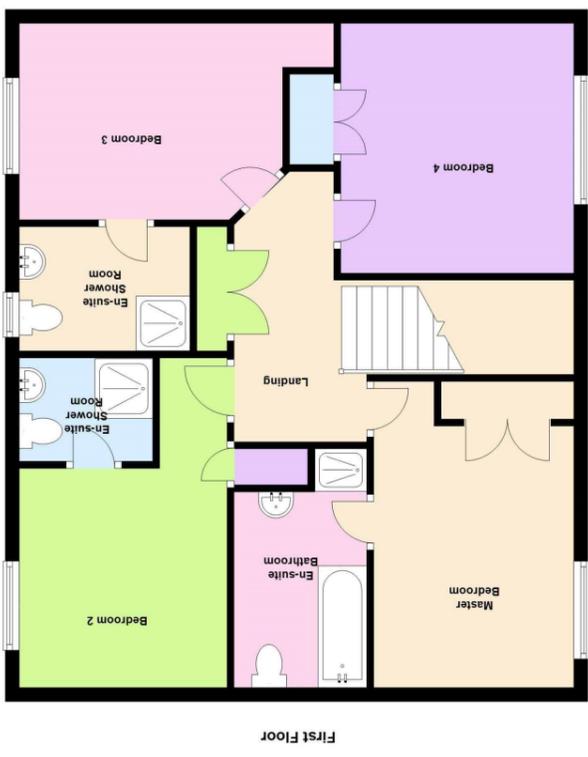
Viewings:
 Strictly by appointment through The Isle of Skye Estate Agency.

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

EPC Rating:
 Band D

Council Tax:
 Band F

Services:
 Mains electricity and water, and sewerage to septic tank. Phone and Broadband



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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1 Earlish, by Portree, Isle of Skye **Offers Over £350,000**

Magnificent Detached Property Large Living Accommodation and Storage LPG Central Heating & UPVC DG
 4 Large Double Bedrooms 3 En-Suite Well Maintained Garden & Ample Private Parking Spectacular Sea & Mountain Views

Description:

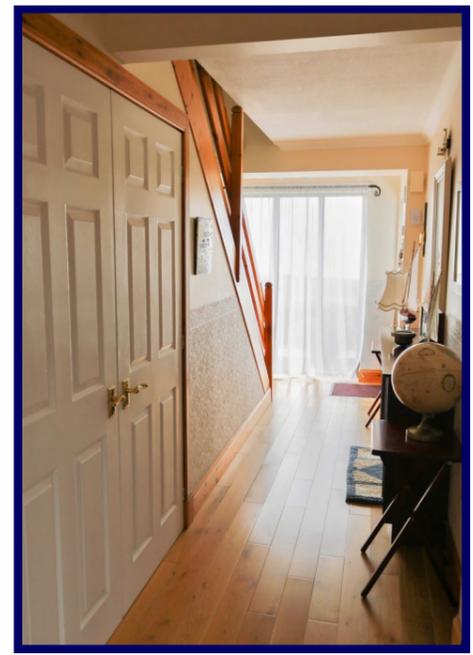
1 Earlish is a superior detached 4 double bedroom property set in an beautiful elevated position taking in the spectacular views of Uig Bay, the Waternish peninsula and the Isle of Ascrib, all within the short commuting distance of the village of Uig and Portree.

1 Earlish is a beautiful bright airy property that boasts 4 large double bedrooms with 3 hosting en-suite facilities, a large family kitchen/diner, dining room, lounge, second reception/family room, family bathroom, a large utility room, rear porch, wet room, sun lounge, bright neutral decor, LPG central heating, UPVC double glazing, multi fuel stove and ample built in storage throughout. The property also houses a large office and store area come workshop each with their own entrances giving the potential to create further living accommodation and providing a variety of options to prospective purchasers. The property is surrounded by generous well kept private garden grounds with tarmac drive and ample parking for several cars to either side of the property. The garden is fully enclosed with the front laid mainly to lawn with several well established shrubs and flowers and a rockery. To the rear there is a tiered drying area and patio taking in the sun all day round.

1 Earlish would make a beautiful large family home set in a stunning location with breathtaking sea views, or could easily be used as a delightful B&B establishment, all set a short distance from Uig village, Portree and the spectacular natural surrounding area the North of Skye has to offer.

Location:

Earlish is a friendly crofting community conveniently situated for the facilities of both the village of Uig and the capital town of Portree. Uig is some 3 miles north and here you will find a grocers shop, hotels, a primary school and the ferry terminal connecting Skye to the Outer Hebrides. Portree, is some 13 miles in the opposite direction and here you will find all the facilities you would expect of a small and prosperous town including supermarkets, shops, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital. Secondary schooling is also available at Portree and a school bus service operates.



Room sizes

Ground Floor:

Entrance Hallway: 23'11" x 7'06" (7.30m x 2.30m) at max.

Lounge: 16'01" x 7'06" (4.92m x 3.54m)

Dining Room: 11'09" x 9'05" (3.60m x 3.31m)

Family Bathroom: 7'01" x 5'07" (2.17m x 1.71m)

Kitchen/Diner: 14'11" x 11'08" (4.56m x 3.58m)

Rear Porch: 5'04" x 3'10" (1.64m x 1.17m)

Wet Room: 5'05" x 5'03" (1.66m x 1.61m)

Utility Room:: 9'08" x 7'10" (2.95m x 2.39m)

Family Room: 14'05" x 12'11" (4.41m x 3.96m)

Sun Lounge: 12'10" x 9'08" (3.94m x 2.96m)

Side Entrance: 6'00" x 5'00" (1.84m x 1.53m)

Office: 18'04" x 15'06" (5.60m x 4.73m) at max.

Store Room: 17'03" x 10'11" (5.27m x 3.33) at max.

Upper Floor:

Landing: 11'03" x 6'02" (3.50 x 1.89m) at max.

Master Bedroom: 16'01" x 9'05" (4.91m x 2.88m) at max

En-Suite Bathroom: 9'02" x 6'03" (2.82m x 1.91m) at max.

Bedroom 2: 15'06" x 9'09" (4.75m x 2.99m) at max.

En-Suite Shower Room: 6'03" x 4'10" (1.91m x 1.48m)

Bedroom 3: 14'00" x 9'04" (4.27m x 2.86m) at max.

En-Suite Shower Room: 9'01" x 5'10" (2.78m x 1.79m)

Bedroom 4: 11'09" x 9'05" (2.17m x 2.01m)

