



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 1 Roskhill, Dunvegan, Isle of Skye, IV55 8ZD.

**Offers Over £140,000**

Detached Cottage

Two Bedrooms

UPVC Double Glazing

Quiet Location

Detached Outbuilding

Enclosed Gardens

## Description:

1 Roskhill is a traditional detached two bedroom cottage situated within generous garden grounds located within 3 miles of Dunvegan and all the amenities the village has to offer.

1 Roskhill is a delightful cottage occupying a private and quiet setting. The property is in need of a degree of renovation and modernisation works however offers prospective purchasers an exciting project.

The accommodation within is set over one level and comprises of: entrance vestibule, hallway, kitchen, lounge, bathroom and two bedrooms.

Externally, the property is surrounded by private garden grounds which are currently overgrown and hosts mature trees, shrubs and bushes. Parking is available to the front of the property on the gravel driveway. The garden grounds also host a detached stone outbuilding which offers the potential for further development (subject to the relevant consents).

1 Roskhill presents a wonderful opportunity to purchase a charming cottage and must be viewed to fully appreciate what is on offer.



## Room sizes

### Ground Floor:

Entrance Vestibule: 2.21 x 1.27m  
(7'02" x 4'01").

Hallway: 4.74m x 2.23m (15'05" x  
7'03") at max.

Lounge: 3.86m x 3.02m (12'07" x  
9'10").

Kitchen: 2.96m x 3.01m (9'08" x  
9'10") at max.

Bedroom One: 3.96m x 3.72m  
(12'11" x 12'02").

Bedroom Two: 2.98m x 2.81m  
(9'09" x 9'02").

Bathroom: 1.99m x 1.78m (6'06" x  
5'09").





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## Services:

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

**Council Tax:** Band C

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

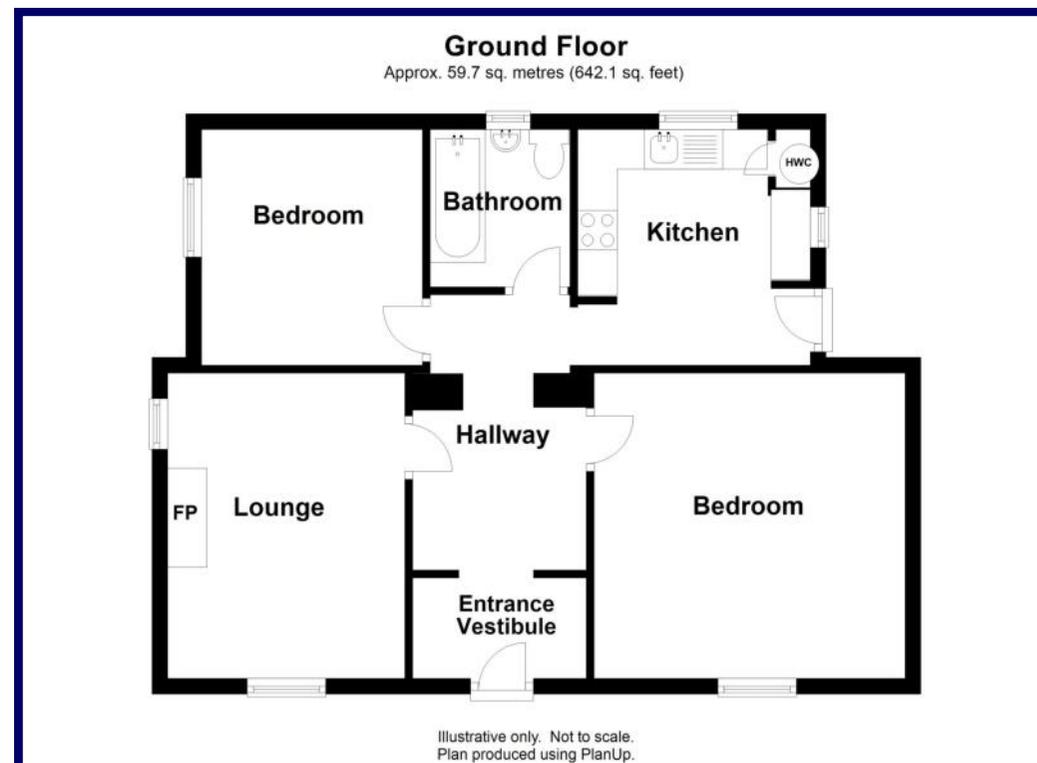
**Entry:** By mutual agreement.

## Directions:

The township of Roskhill is located just south of Dunvegan. Heading south from Dunvegan on the A863 you will pass a turning on your right sign posted Roag. Just a short distance further south you will come to the turning for Roskhill on your left (there is a sign for Roskhill House). Take this turning and 1 Roskhill is the last house on your left hand side.

## Location:

Roskhill is a small crofting township located on the outskirts of the village of Dunvegan. Dunvegan has a good selection of local services including grocer's shops, hotels, a baker's shop, restaurants, petrol station, a primary school and modern medical centre and is home to the historic Dunvegan Castle – seat of the Clan MacLeod and one of the oldest inhabited castles in Europe. Portree, the island's capital town is some 22 miles away and here you will find enhanced services including supermarkets, shops, banks, primary and secondary schools, cottage hospital, swimming pool and library.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD

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.