



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



10 Linicro, Kilmuir, Isle of Skye, IV51 9YN

Spacious Detached Bungalow
Four Double Bedrooms

Oil Central Heating
Large Garden Grounds

2 Bedroom Annexe
Detached Garage

Offers Over £375,000

Description:

10 Linicro presents an exciting opportunity to purchase an immaculately presented four bedroom bungalow complete with an adjoining two bedroom annexe in the peaceful township of Linicro boasting expansive views over the surrounding croft land towards the Minch and the Outer Isles.

10 Linicro is a bright and spacious detached four-bedroom bungalow set in an elevated position affording widespread views over the surrounding croft land towards the Minch and the Outer Isles. Adjoining the main house is a two-bedroom annexe. The property is conveniently located approximately 3 miles from Uig and all the amenities the village has to offer. The property is presented in walk-in condition offering spacious, modern family living decorated in neutral tones throughout. The spacious accommodation within comprises of: entrance hall, lounge, kitchen/diner, utility room, rear hall, bathroom and four bedrooms. The attached annexe hosts an entrance hall, kitchen, lounge, shower room and two double bedrooms. The property further benefits from UPVC double glazing throughout, oil fired central heating in both the main house and annexe.

Externally, the property is set within fully enclosed garden grounds extending to approximately 0.72 acres or thereby (to be confirmed by title deed) which are mainly laid to neat areas of lawn and mature shrubs and trees. The property is accessed via a tarred driveway with ample parking available to the side of the property. A separate entrance is provided for the annexe. In addition is a large , detached garage with electricity connected.

10 Linicro presents a wonderful opportunity to purchase a wonderful home and business opportunity in a stunning setting and must be viewed to truly appreciate the package on offer.

Furniture may be available by separate negotiation.



Main House

Entrance Hall 5.22m x 6.56m (17'01" x 21'06") at max.

Lounge 5.27m x 4.39m (17'03" x 14'04").

Kitchen/Diner 3.90m x 7.16m (12'09" x 23'05").

Rear Hall 0.89m x 1.48m (2'11" x 4'10").

Utility 1.47m x 1.38m (4'10" x 4'06").

Bedroom One 3.05m x 2.61m (10'00" x 8'06").

Bedroom Two 2.95m x 3.56m (9'08" x 11'07").

Bedroom Three 2.82m x 4.13m (9'03" x 13'06").

Bedroom Four 2.83m x 2.84m (9'03" x 9'03").

Bathroom 2.48m x 1.90m (8'01" x 6'02").



Annexe

Entrance Hall 4.66m x 1.60m (15'03" x 5'03").

Kitchen 3.01m x 2.91m (9'10" x 9'06").

Lounge 3.02m x 4.36m (9'10" x 14'03").

Bedroom One 3.63m x 3.63m (11'10" x 11'10").

Bedroom Two 3.62m x 3.64m (11'10" x 11'11").

Shower Room 2.61m x 1.65m (8'06" x 5'05").





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Services:

Mains water and electricity. Drainage to septic tank. Oil Central Heating

Council Tax: Band D

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

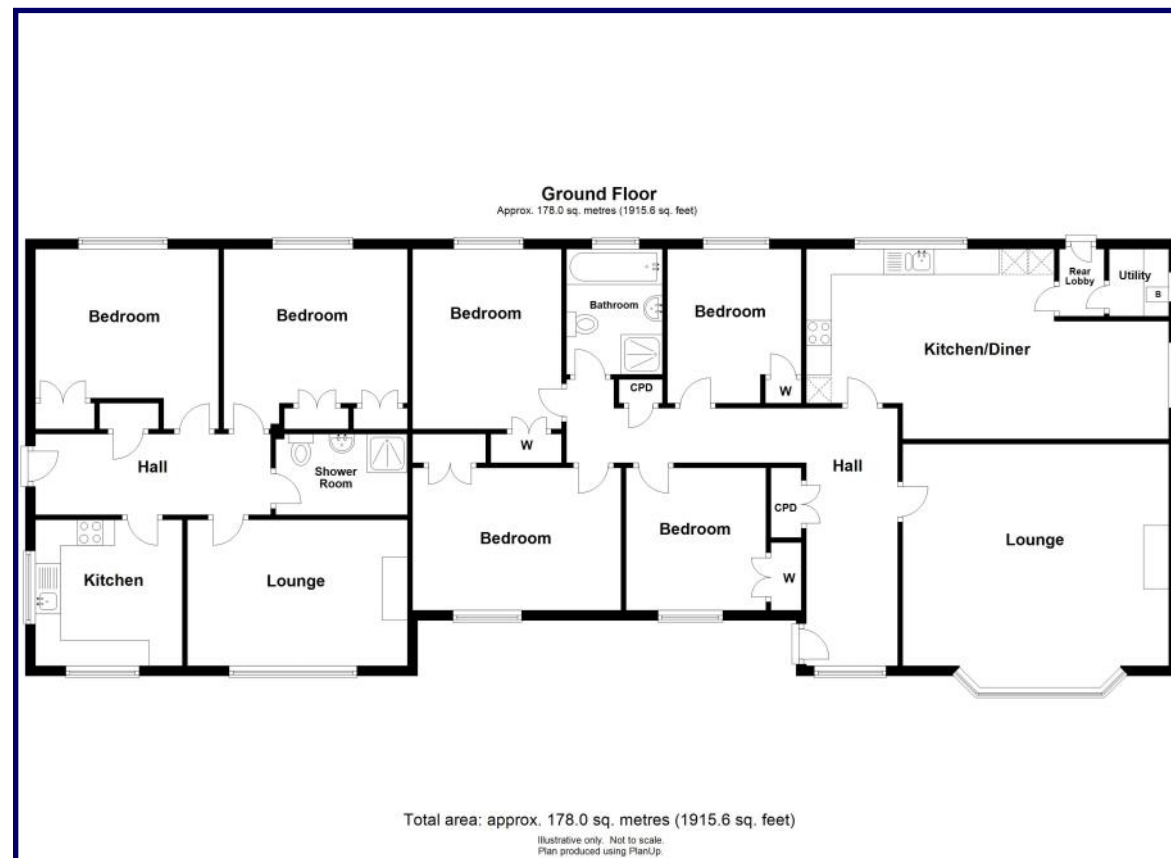
By mutual agreement.

Directions:

Follow the A855 from Uig through Totescore to Linicro. Number 10 is on the left-hand side immediately past the turning for Monkstadt House.

Location:

Linicro is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and church. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmad-dy. Local services in Uig include a general store, petrol station, pub, bakery and the local Skye Brewery. More enhanced services including supermarket, many restaurants, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



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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.