



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



13 Lower Milovaig, Glendale, Isle of Skye, IV55 8WR

Offers Over £225,000

Detached House with Annex

Partial Double Glazing

Sea Views

Two Bedrooms

Freehold Land Extending to Approximately 7.65 Acres

Renovation Project

Description:

13 Lower Milovaig is a detached two bedroom property with annex accommodation located in the picturesque township of Milovaig occupying an elevated position boasting sea views across Loch Pooltiel and the Little Minch towards the Isle of Harris.

13 Lower Milovaig is in need of complete renovation and offers prospective purchasers the opportunity to acquire a detached property set within 7.68 acres of freehold land boasting sea views. The accommodation within comprises of: Kitchen, lounge, dining area, hallway, two bedrooms and bathroom on the ground floor with a ladder stair providing access to the attic. The attached annex accommodation comprises of: open plan living area, kitchen and bathroom with a ladder stair providing access to the second attic. The property further benefits from partial UPVC double glazing and ample storage throughout.

Externally the property is set within fully enclosed garden grounds which are mainly laid to lawn. Parking is available to the front and side of the property on the driveway. In addition to the garden grounds is 7.68 acres or thereby (to be confirmed by title deed) of freehold land which extends to the front, rear and side of the property.

13 Lower Milovaig provides an exciting renovation project and must be viewed to appreciate the package and development opportunity on offer.



Room sizes

Ground Floor

Kitchen: 12'06 x 9'02 (3.81m x 2.80m).

Lounge: 14'00 x 11'10 (4.27m x 3.61m) at max.

Dining Area: 9'03 x 7'04 (2.83m x 2.24m)

Hallway: 12'07 x 7'07 (3.84m x 2.33m) at max.

Bedroom One: 13'10 x 11'08 (4.24m x 3.36m) at max.

Bedroom Two: 8'10 x 7'04 (2.72m x 2.24m).

Bathroom: 10'07 x 7'06 (3.24m x 2.30m).

Upper Floor

Attic Room: 19'09 x 10'02 (5.81m x 3.11m) at max.

Annex

Open Plan Living: 24'02 x 13'04 (7.23m x 4.08m) at max.

Kitchen: 10'10 x 6'06 (3.45m x 2.03m).

Bathroom: 7'02 x 7'00 (2.09m x 2.02m).

Attic Room Two: 13'05 x 12'10 (4.11m x 3.91m).





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Services:

Mains water and electricity. Drainage to 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

Entry:

By mutual agreement.

Directions:

Heading towards Milovaig from Glendale follow the signs for Milovaig/Waterstein/Neist Point, continue straight ahead at the last sign for Milovaig (do not turn left) and follow the road passing Meanish Pier and continue up the hill until you come to a spur in the road, continue following the road round to the left and 13 Lower Milovaig will be the first house on your right hand side with grey pillars at the end of the driveway.

Location:

Lower Milovaig is a loop road located within the growing community of Glendale situated on the west coast of the island. The village of Glendale has its own village shop and post office and Community Centre. Dunvegan the nearest main village is some 9 miles away and enhanced facilities are available in Portree, the Islands capital, some 30 miles east. Secondary schooling is available in Portree and a school bus service operates.



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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.