



# 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



## 15 Dunhallin, Waternish, Isle of Skye, IV55 8GH.

Elevated position

3 Bedrooms

Private Garden Grounds

Traditional Croft House

**Offers Over £170,000**

UPVC Double Glazing

Panoramic Sea Views

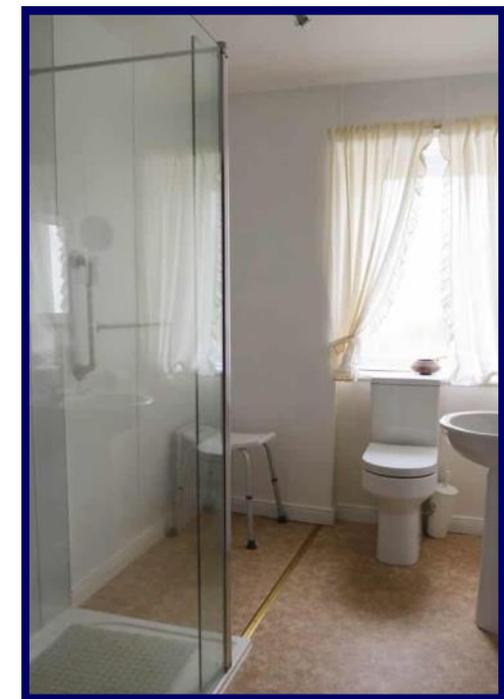
## Description:

**15 Dunhallin is a delightful three bedroom former croft house set within large garden grounds in the picturesque crofting township of Dunhallin, Waternish. Occupying an elevated position the property boasts far reaching sea views over The Minch out towards The Outer Hebrides beyond.**

15 Dunhallin is a charming traditional croft house within the desirable and picturesque crofting township of Dunhallin on the Waternish peninsula from where panoramic sea views are afforded. The accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, kitchen, utility room, bedroom one and shower room on the ground floor with two bedrooms located on the first floor. The property also benefits from UPVC double glazing throughout, electric storage heating and neat garden grounds complete with carport, garage and shed.

Externally, the garden grounds are mainly laid to lawn with established hedge to the front providing privacy and shelter. Parking is available on the tarmac driveway and carport to the side, there is also a wooden clad single car garage and shed within the grounds.

15 Dunhallin would make a wonderful home set in an enviable position with panoramic sea views and must be viewed to fully appreciate the setting and package on offer.



## Room sizes

### Ground Floor:

**Entrance Porch:** 8'01 x 3'03 (2.48m x 1.00m).

**Hallway:** 11'03 x 4'03 (3.44m x 1.32m).

**Lounge:** 13'09 x 11'03 (4.20m x 3.43m)

**Kitchen:** 9'11 x 8'04 (3.02m x 2.55m)

**Utility:** 6'04 x 4'07 (1.94m x 1.42m)

**Shower Room:** 8'11 x 6'04 (2.74m x 1.93m)

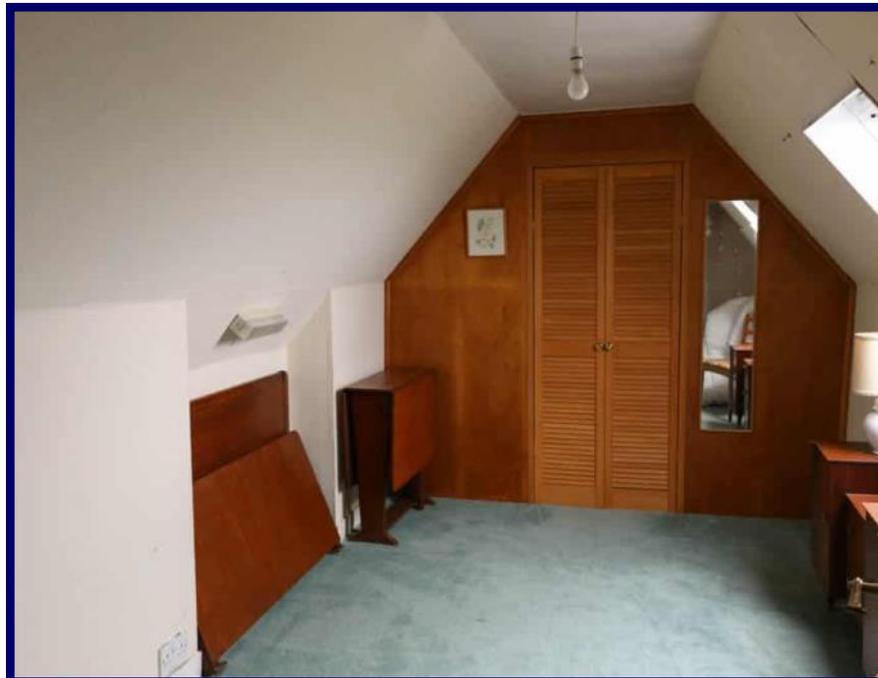
**Bedroom One:** 13'10 x 11'01 (4.23m x 3.39m)

### Upper Floor:

**Landing:** 7'04 x 5'00 (2.25m x 1.54m) at max.

**Bedroom Two:** 13'01 x 7'10 (3.99m x 2.41m)

**Bedroom Three:** 11'06 x 7'11 (3.53m x 2.43m) at max.





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Kyle Office: kyle@iosea.co.uk

01599 534 555

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## Council Tax:

C

## Entry:

By mutual agreement.

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Services:

Mains water, electricity and drainage

## Directions:

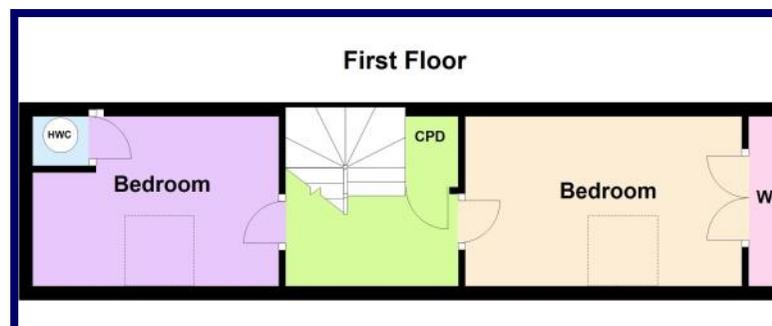
From Portree take the A87 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish.

Follow the B886 Waternish road and you will come to the township of Lochbay. At the T junction turn right and follow the township road past Skye Skyns and Waternish Hall.

Number 15 will be clearly signposted on your right hand side.

## Location:

Dunhallin forms part of the larger area known as Waternish on the north west of the Island and home to one of Skye's oldest hostelries – The Stein Inn. Other local attractions include the award winning 'Skye Skyns' – a working tannery, the Lochbay Restaurant, a dive centre and art galleries. The closest village is Dunvegan some 5 miles away which has good local services including shops, hotels and restaurants and the world famous Dunvegan Castle.



## 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.