



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



The Old Cottage, 18 Lochbay, Waternish.

Elevated position with Stunning Views

2 Bedrooms

Private Garden Grounds

Traditional Features

Offers Over £235,000

UPVC Double Glazing, Multi Fuel Stove

Dimplex Quantum Fully Controllable Heating

Description:

The Old Cottage, 18 Lochbay is a charming, well presented, two bedroom detached cottage situated on the very desirable Waternish Peninsula. Occupying an elevated position the property boasts stunning, panoramic views over Loch Bay and the Minch towards North and South Uist.

The Old Cottage, 18 Lochbay is a charming, tastefully decorated, traditional two bedroom property set in an enviable, elevated position affording beautiful sea views over Loch Bay and the Minch towards the Outer Hebrides. The property retains much of its original character and charm with deep window sills and an exposed stone gable wall.

The accommodation within is set out over one level and comprises of; entrance porch, hallway, lounge, kitchen, two bedrooms, shower room and W.C. The loft area is floored and offers the potential for development subject to obtaining the necessary planning approval. The property further benefits from uPVC double glazing throughout, Dimplex Quantum fully controllable electric heating and a multifuel stove in the lounge. The property further benefits from full fibre broadband. Fire alarms have been installed.

Externally the property sits within low maintenance garden grounds with parking for a couple of vehicles. An attached workshop / utility room to the side of the house has power, lighting and a water connection for the washing machine. A triangle of land to the front of the property offers development potential subject to obtaining the necessary planning consents.

The Old Cottage presents a wonderful opportunity to purchase a lovely home and viewing is highly recommended to fully appreciate the offering.



Room sizes

Ground Floor:

Entrance Porch: 9'09 x 8'05 (2.99m x 2.58m)

Hallway: 6'02 x 5'10 (1.89m x 1.78m)

Lounge: 17'11 x 12'01 (5.47m x 3.71m) at max.

Kitchen: 13'09 x 11'08 (4.21m x 3.56m) at max.

Inner Hall: 9'00 x 2'10 (2.75m x 0.88m)

Shower Room: 4'11 x 4'09 (1.51m x 1.45m)

W.C. : 4'09 x 3'07 (1.47m x 1.12m)

Bedroom One: 8'09 x 7'00 (2.69m x 2.15m)

Bedroom Two: 15'05 x 7'02 (4.72m x 2.20m)

Attic: 16'06 x 12'01 (5.03m x 3.69m)

Workshop: 12'10 x 9'06 (3.92m x 2.90m)





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Council Tax:

C

Entry:

By mutual agreement.

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

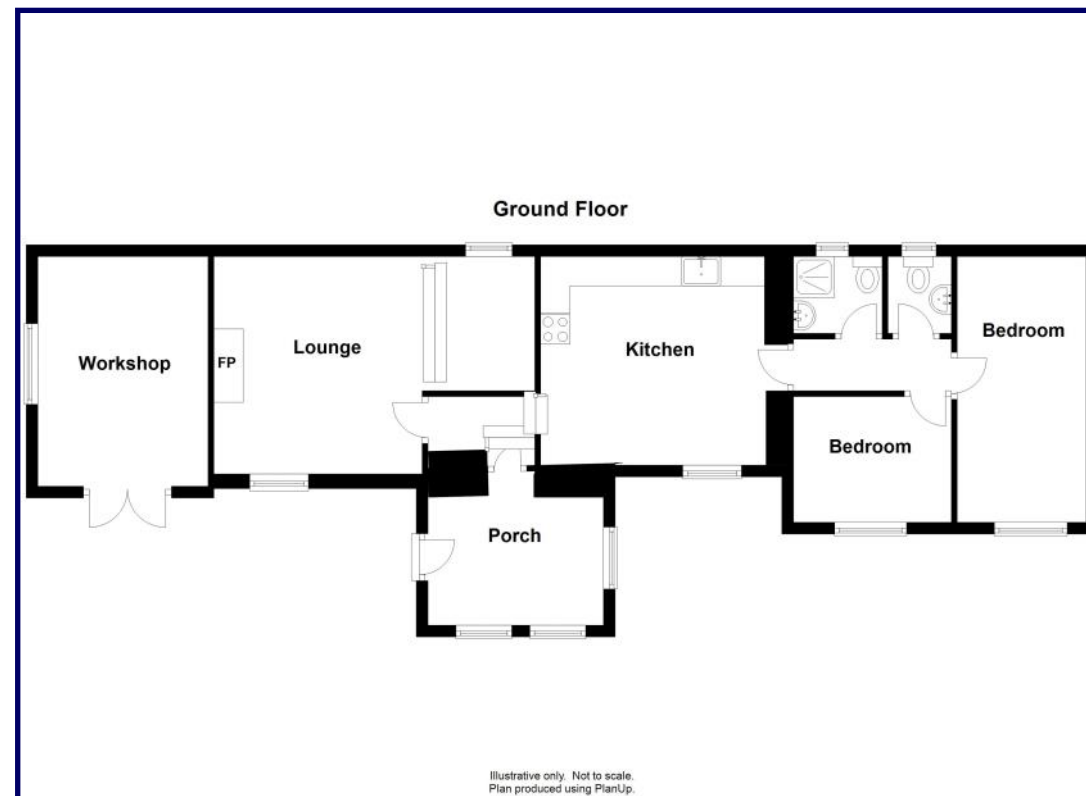
Mains water, electricity and drainage

Directions:

Follow the B886 from the main road towards Waternish. After approximately 3.5 miles you will reach Lochbay and the driveway for The Old Cottage is the second to last driveway on your right-hand side before the T junction. It is signposted for Salt Winds and Number 20.

Location:

Lochbay forms part of the larger area known as Waternish on the north west of the Island. The nearby fishing village of Stein, just a short walk away and home to Skye's oldest hostelry – The Stein Inn. Other local attractions include the Lochbay Seafood Restaurant, a dive centre and art galleries. There is also an excellent public jetty at Stein. The closest village is Dunvegan some 5 miles away which has a good local services including shops, bakery, petrol station, health centre, hotels, restaurants and the world famous Dunvegan Castle – the historic seat of Clan MacLeod. Portree, the Island's capital is some 21 miles to the south and has all the services and facilities you would expect of a growing town including supermarkets, shops, restaurants, hotels, primary and secondary schools and a cottage hospital.



It is important that if you retain an interest in the acquisition of this property you ar-

range 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

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