



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

2 Bedrooms

Private Garden Grounds

Traditional Features

Offers Over £155,000

UPVC Double Glazing, Multi Fuel Stove

Sea Views

Description:

The Old Cottage, 18 Lochbay is a charming two bedroom traditional cottage occupying an elevated position in the desirable Waternish peninsula boasting panoramic sea views over The Minch across to The Outer Hebrides.

The Old Cottage, 18 Lochbay is a delightful traditional cottage set in an enviable position boasting widespread sea views over The Minch across to The Outer Hebrides beyond. 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 property would benefit from a slight degree of modernisation but still retains much of it's character and charm with deep window sills, exposed stone wall and split level rooms. The Old Cottage further benefits from UPVC double glazing, electric storage heating, Multi-fuel stove and large attic with the potential to be converted into additional accommodation, subject to all the relevant consents.

The Old Cottage would make a comfortable home or holiday retreat set in a breath-taking position offering panoramic sea views. Viewing is highly recommended to appreciate the setting.



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 E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

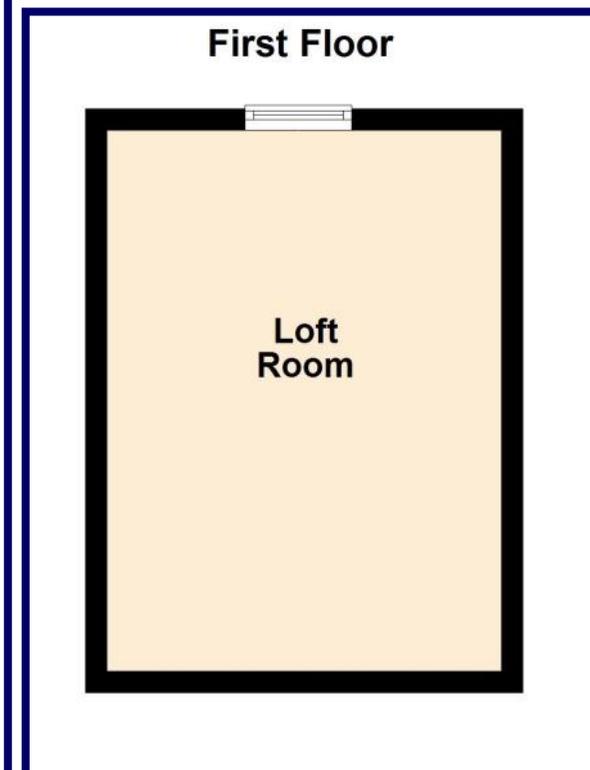
Mains water, electricity and drainage

Directions:

As you follow the B886 Waternish road you will come to the township of Lochbay. Continue on this road heading towards Stein and the driveway for The Old Cottage is the last driveway on your right hand side before the T junction.

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.



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Agency

Portree Office: Bridge Road
Portree
Isle of Skye
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 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