

The Isle of Skye Estate Agency
 Portree Office: Bridge Road
 Portree
 Isle of Skye
 IV51 9ER
 Ross-Shire
 Kyle of Lochalsh
 IV54 8RD
 Kyle Office: Main Street

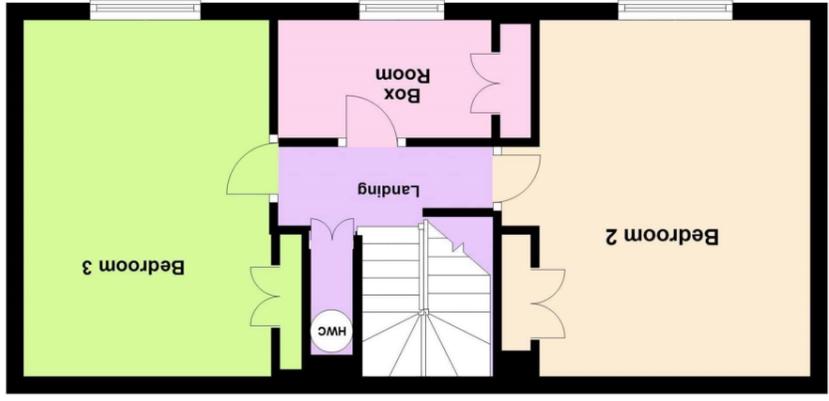
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It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.
 Every reasonable 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.

Location:
 Balmaquien is a delightful crofting township located on the very northern end of the Isle of Skye, with breathtaking sea views over the Outer Isles and Beyond. The property forms a number of original crofting houses in the area. There is local Primary Education in Staffin and Kilmuir, with High School facilities in Portree, the main town of the island, which is some 26 miles away and provides amenities from a super market to garages, doctors, dentists and other shops and restaurants, pubs etc. Uig and Staffin also host a variety of shops and local facilities, distances 14.6 miles and 16.8 miles respectively.

Services:
 Mains electricity and water. Drainage to septic tank.
 Telephone and Broadband.
Viewings:
 Strictly by appointment through The Isle of Skye Estate
Entry:
 By mutual agreement.
Council Tax:
 D
Home Report:
 Please contact The Isle of Skye Estate Agency.

Directions:
 From Portree take the A87 and follow the road to Uig. In Uig take the turning right onto the A855. Follow this road all the way to sign post Balmaquien, turn left and follow this road to the T-junction. Take the left and follow this to the road end. The property is located at the shore line.



The Isle of Skye Estate Agency
 Portree Office: sales@iosea.co.uk
 01478 612 683
 Kyle Office: kyle@iosea.co.uk
 01599 534 555

www.iosea.co.uk

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2-3 Balmaquien, Portree, Isle of Skye

Delightful Traditional Detached Property
 3 Double Bedrooms with Sea Views

Exclusive Shore Access and Stunning Sea Views
 Large Garden Grounds with Additional Land Available

Offers Over £190,000

UPVC Double Glazing, Open Fire

Description:

2-3 Balmaquien is a delightful three double bedroom traditional 1 ½ story extended croft house with exclusive shore line access boasting panoramic mountain and sea views over the Minch looking out to the Outer Hebrides and the Mainland beyond.

2-3 Balmaquien is a wonderful bright and airy traditional croft house presented in walk in condition situated in a dramatic and exclusive location on the Northern edge of Skye. The property benefits from neutral painted decor having recently been repainted, double glazing throughout renewed only 2 years ago, oil central heating with new the boiler being only 2 years old, electric feature fire with the option to re-instate the original fire place, ample built in storage and large internal accommodation.

The property is surrounded by croft land and flat garden grounds which is laid mainly to lawn and lead directly to the magnificent shore line. Parking is provided to the front and side of the property. Additional land to the side may be available by separate negation.

2-3 Balmaquien would make a wonderful home or perfect holiday letting opportunity for those looking for an idyllic quiet lifestyle, set in a breath taking location with wonderful sea and mountain views and exclusive shore access. Truly a must see to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hallway: 13'08" x 8'03" (4.17m x 2.53m) Including stairs.

Sitting Room: 13'03" x 10'07" (4.05m x 3.24m)

Kitchen : 16'07" x 9'00" (5.07m x 2.77m)

Rear Porch: 8'01" x 6'00" (2.47m x 1.84m) at max.

Shower Room: 8'07" x 5'02" (2.63m x 1.58) at max.

Bedroom One: 13'04" x 11'07" (4.07m x 3.55m)

Upper Floor:

Landing: 9'05" x 7'11" (2.88m x 2.44m) at max.

Bedroom Two: 13'08" x 11'11" (4.19m x 3.63m) at max

Bedroom Three: 13'08" x 9'06" (4.17m x 2.91m)

Box Room: 9'05" x 5'05" (2.88m x 1.67m)

Garden

2-3 Balmaquien is set at the end of the township road with exclusive shore access and houses traditional croft land garden grounds which extend to roughly 0.712 Acres (to be confirmed by title deeds). There is ample parking provided to the side and front of the property with an access track to the land beyond. The land to the rear of the property is available by separate negotiation should any party be interest in this, and has had planning on it in the past, but this is now expired. The land extends to roughly 0.54 acres (to be confirmed by title deeds) and again hosts exclusive shore access. **NOT AVAILABLE SEPARATELY**

