

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

Illustrative only. Not to scale.
 Plan produced using PlanUp.



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

The Isle of Skye Estate Agency



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:
 The township of Coillore, Struan is located on the west coast of Skye and the property is located adjacent to the A863 which runs from Sligachan to Dunvegan. This is a popular tourist route and is an ideal location for exploring all of the island. Within Struan itself there is a small primary school, post office/general store, book shop/cafe and outdoor clothing shop. Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, baker, garage and doctor's surgery. Portree, the islands capital is just 9 miles away

Directions:
 From Portree take the B885 towards Struan and continue on this road, at the junction turn left onto the A863 to Dunvegan. Cross the bridge and take your first left signposted Coillore, then directly right along this private road to the property at the end.

Entry:
 By mutual agreement.
Viewings:
 Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:
 Please contact The Isle of Skye Estate Agency.

Council Tax: Band D
EPC Rating: Band F
Services:
 Mains water and electricity. Drainage to septic tank.
 Oil central heating. Broadband and phone line.
 (Check with service provider)



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2 Coillore, Struan, Isle of Skye, IV56 8FX

Offers Over £240,000

4 Bedroom Bungalow
 Stunning Sea Views

Spacious Living Accommodation
 Large Fully Enclosed Garden with Private Parking

Double Glazing, Multi Fuel Stove, Oil CH
 Additional 3.5 acres Land

Description:

2 Coillore is a well presented spacious four bedroom bungalow set in an elevated position in the quiet crofting township of Coillore where magnificent sea views over to Struan are afforded.

2 Coillore is a well presented bungalow located in the quiet crofting township of Coillore just a short drive from Struan on the Western Coast of Skye. The property is ideally positioned to take in the magnificent views on offer and is located on a prime route between Portree, Dunvegan and Sligachan.

The property is set in an elevated position and hosts large bright accommodation comprising of; Entrance Porch, Hallway, Kitchen, Lounge / Diner, Bathroom and Four Bedrooms. The lounge hosts a lovely multi fuel stove and stunning sea views over to Struan.

The property further benefits from recently installed double glazing, original features of v-lining and quarter panel doors, an Ray burner in the kitchen, oil fired central heating and ample storage throughout.

2 Coillore is set in large fully enclosed garden grounds with private parking to the side of the property on the graveled area. There is also the addition of roughly 3.5 Acres of land with the property (to be confirmed by title deeds) which surrounds the property and extends mainly to either sides of the dwelling.

2 Coillore would make a wonderful family home or wonderful holiday letting property being located within commuting distance of several towns on the Isle of Skye and close to the amenities the township Struan has on offer.



Room Sizes

Ground Floor:

Entrance Porch: 3'11" x 3'09" (1.20m x 1.16m)

Hallway: 29'10" x 10'01" (9.10m x 3.08m) at max.

Lounge / Dining Area: 24'03" x 12'10" (7.42m x 3.92m) at max.

Kitchen: 12'10" x 12'08" (3.92m x 3.86m)

Bathroom: 8'07" x 6'01" (2.62m x 1.87m)

Bedroom One:9'10" x 7'08" (3.00m x 2.34m)

Bedroom Two: 9'10" x 7'04" (3.00m x 2.24m)

Master Bedroom: 9'09" x 9'08" (2.99m x 2.97m)

Bedroom Four: 9'09" x 8'01" (2.99m x 2.48m)

Garden

2 Coillore is set within fully enclosed fenced and walled garden grounds and is accessed via a private road with parking and turning provided to the side of the property. The garden grounds is laid mainly to lawn with several areas sectioned off by the original retaining stone walls. The private water supply is located to the rear of the property, with the oil tank to the front. There is a large garage with water and power and ample room for storage around the garden, with a drying area and a seating area taking full advantage of the sun.

The property comes set within 3.5 acres (to be confirmed by title deeds) of xxxxx land which currently hosts some animals. It extents along the front and back some distance to either side as shown on the plans provided.

There is a separate access to this land via a metal gate, along with access to the garden grounds of the property.

