



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



2 South Duntulm, Kilmuir, Isle of Skye, IV51 9UF.

Offers Over £225,000

Detached Traditional Croft House
Two Bedrooms

UPVC Double Glazing & Electric Storage Heating
Generous Garden Grounds

Sea and Mountain Views
Private Setting

Description:

2 South Duntulm is a delightful two bedroom former croft house located in the picturesque township of Duntulm on Skye's rugged north coast. Occupying an elevated, south-west facing position the property affords widespread views over the surrounding land towards Score Bay and the sea.

2 South Duntulm is an immaculately presented detached property set in a secluded position in the scenic township of Duntulm. Sitting in well maintained garden grounds the house is within easy commuting distance to both Staffin to the east and Uig in the west. The property is bright with well proportioned rooms and ample built in storage space.

The accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, dining room, kitchen and bathroom on the ground floor. Upstairs are two further bedrooms and a bathroom. The property further benefits from double glazing throughout, electric central heating and an open fire in the lounge. The Lounge can easily be converted for us as a third bedroom.

Externally, the property is set within well maintained garden grounds which are mainly laid to lawn with established shrubs and bushes. The property is accessed via a shared driveway with parking available to the front of the property. In addition, the garden grounds also hosts a large wooden garage / workshop to the side of the property. The garage / workshop has power.



Room sizes

Ground Floor:

Entrance Porch: 1.48m x 1.69m (4'10" x 5'06")

Hallway: 1.42m x 2.72m (4'07" x 8'10")

Lounge: 3.53m x 4.22m (11'07" x 13'10")

Kitchen: 2.35m x 3.28m (7'08" x 10'09")

Dining Room: 3.25m x 4.16m (10'08" x 13'07")

Shower Room: 2.64m x 1.66m (8'07" x 5'05")

First Floor:

Landing: 0.93m x 2.31m (3'00" x 7'06")

Bedroom One: 3.63m x 4.17m (11'11" x 13'08")

Bedroom Two: 3.57m x 4.16m (11'08" x 13'07")

Bathroom: 1.65m x 2.30m (5'05" x 7'06")





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Services:

Mains water and electricity. Drainage to septic tank.

Council Tax: Band C

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Es-

Entry: By mutual agreement.

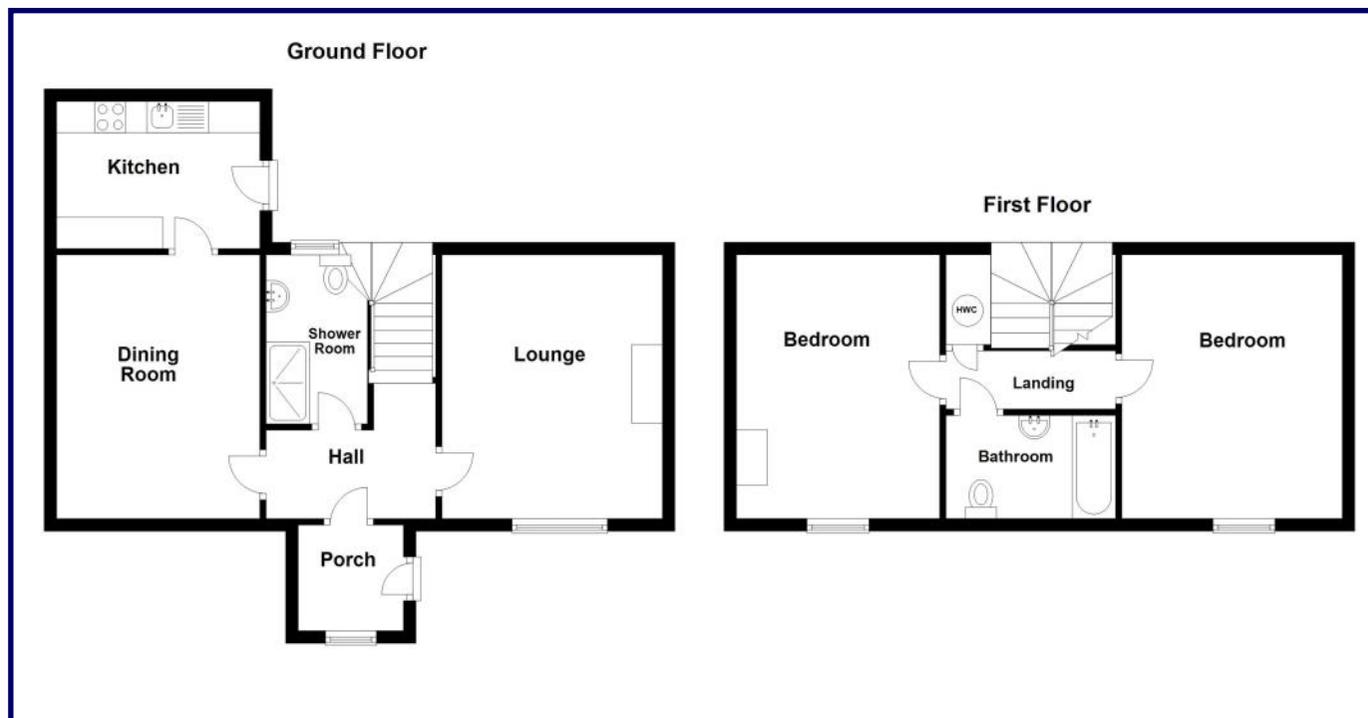
Directions:

Travel north from Portree to Uig on the A87 and just after the Ferry Inn take a right hand turning signposted for Staffin and Kilmuir. Continue on this road for approximately 9 miles and 2 South Duntulm in on the right hand side of the road. There is a sign at the bottom of the driveway.

Alternatively, if travelling from Staffin continue on the A855 through Flodigarry and Kilmaluag and 2 South Duntulm is

Location:

Duntulm is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and churches. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub and the local Skye Brewery. More enhanced services including supermarket, many restaurants, DIY store, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 23 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



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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.