



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



25 Kilmuir, Dunvegan, Isle of Skye IV55 8GU

3 Bedroom Detached Property
Generous Internal Accommodation

Close to Local Amenities
Garden Area with Large Garage

Offers Over £200,000

Electric Central Heating & DG
Well Presented

25 Kilmuir is a spacious, three bedroom detached property situated in the pretty village of Dunvegan, surrounded by rolling croft land with views towards the world famous MacLeod Tables and Loch Dunvegan in the distance.

25 Kilmuir is an large detached property located in the popular village of Dunvegan on the west coast of Skye. The property was constructed in 1977 would benefit from some modernisation internally but is well kept and presents potential purchasers with an opportunity to make a wonderful family home in the heart of the community of Dunvegan. The spacious accommodation within is laid over two floors, with the ground floor consisting of an entrance porch large bright open hallway, lounge, double bedroom, sitting room/dining room, kitchen, W.C., utility area/side vestibule. A staircase leads to a generous and airy landing with access to two double bedrooms, the family bathroom and loft access. The subjects further benefits from electrical off peak heating, two fire places, UPVC double glazing throughout, bright neutral decor, large double garage and ample internal storage throughout.

Externally the property hosts garden grounds reached via a large gated entrance and shared drive way. The garden is partially enclosed, laid mainly to lawn with ample parking to the front and sides of the property. There is a large shed and drying area to the rear.

25 Kilmuir provides the opportunity to create a wonderful family home for those looking for the idyllic lifestyle, all set in delightful location boasting world famous mountain views.



Room sizes

Entrance Porch: 5'10" x 2'11" (1.79m x 0.91m)

Hallway: 13'08" x 7'05" (4.15m x 2.28m) at max. **Lounge:** 15'01" x 12'04" (4.61m x 3.77m)

Bedroom: 11'08" x 9'10" (3.58m x 3.01m)

Sitting Room: 14'08" x 11'05" (4.49m x 3.49m)

Kitchen: 9'08" x 9'08" (2.97m x 2.97m) at max.

W.C.: 5'02" x 4'01" (1.70m x 1.59m)

Vestibule: 5'06" x 5'02" (1.70m x 1.59m) at max



Upper Level

Landing: 13'07" x 7'05" (4.15m x 2.23m) at max.

Bedroom: 12'03" x 11'10" (3.74m x 3.63m) at max

Wardrobe: 8'01" x 4'02" (2.48m x 1.27m)

Bedroom: 12'06" x 9'011" (3.82m x 3.02m) at max

Bathroom: 9'00" x 6'08" (2.75m x 2.03m)

Garage: 28'01" x 11'02" (8.57m x 3.42m)





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Services:

Mains water and electricity. drainage by way of septic tank.
Broadband and phone check with provider.

Council Tax:

Band E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

From Dunvegan village proceed along A863 heading to 'Struan' Approx. 1/2 mile past the medical centre (on right hand side) and continue on this road until you reach the entrance to Kings Brae on your left hand side. 25 Kilmuir Road's driveway is just beyond this on the right hand side.

*Please note this is a shared access and 25 Kilmuir is the

Location:

The popular village of Dunvegan is located on the West coast of the Isle of Skye and provides a good selection of local services including grocers shops, hotels, a bakers shop, restaurants, petrol stations, primary school and modern medical centre. It is also home to the world famous Dunvegan Castle and visitor centre and close to the Coral Beaches. Portree, the island's capital town is some 22 miles away and here you will find enhanced services including a hospital and secondary school and a super market.

Ground Floor



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

First Floor



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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 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.