



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



26 Idrigill, Uig, Isle of Skye, IV51 9XU

Detached Former Croft House

Two Bedrooms

Enclosed Garden Grounds

Oil Fired Central Heating

Offers Over £210,000

Stunning Views

Tranquil Setting

Description:

26 Idrigill is a traditional, extended two bedroom former croft house located in the peaceful village of Idrigill, Uig boasting stunning, widespread views over the harbour and bay.

26 Idrigill is a traditional two bedroom former croft house set within private, mature garden grounds in the quiet village of Idrigill overlooking Uig Bay. The property has been extended to create additional living and storage space and still retains much of its traditional features such as traditional v-lining and an open fireplace in the lounge.

The accommodation within is set out over two floors and comprises of: Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Rear Lobby and Store Room on the ground floor with two double bedrooms and a bathroom located on the first floor. The property further benefits from a mix of double and single pane glazing and oil-fired central heating. An original open fireplace in the lounge offers an alternative source of heating. An attached storage shed houses the central heating boiler. Externally the property is set within fully enclosed mature garden grounds which are mainly laid to lawn with established shrubs and bushes. Parking is available to the side of the property on the gravel driveway. Adjacent to the property is the original house which is currently used as storage. Power and water are connected to and it offers a great conversion opportunity subject to the relevant planning consents. The main house requires a degree of remedial work and modernisation. On the opposite side of the township road is an additional area of land of approximately 0.72 acres of land (to be confirmed by title deeds). 26 Idrigill presents a fantastic opportunity to purchase a traditional cottage situated in a stunning location.



Room sizes

Ground Floor

Entrance Porch

1.88m x 2.86m (6'01" x 9'04").

Hall

2.52m x 4.81m (8'03" x 15'09").

Lounge

3.36m x 3.99m (11'00" x 13'01").

Dining Room

3.17m x 4.04m (10'04" x 13'03").

Kitchen

4.28m x 2.45m (14'00" x 8'00") at max.

Rear Lobby

1.90m x 7.07m (6'02" x 23'02").

Store

1.87m x 5.26m (6'01" x 17'03").

Shed

2.81m x 5.08m (9'02" x 16'07").

First Floor

Bedroom One

3.30m x 4.01m (10'09" x 13'01").

Shower Room

1.72m x 2.11m (5'07" x 6'10").

Bedroom Two

3.48m x 4.02m (11'04" x 13'02").





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating.

Council Tax: Band D

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

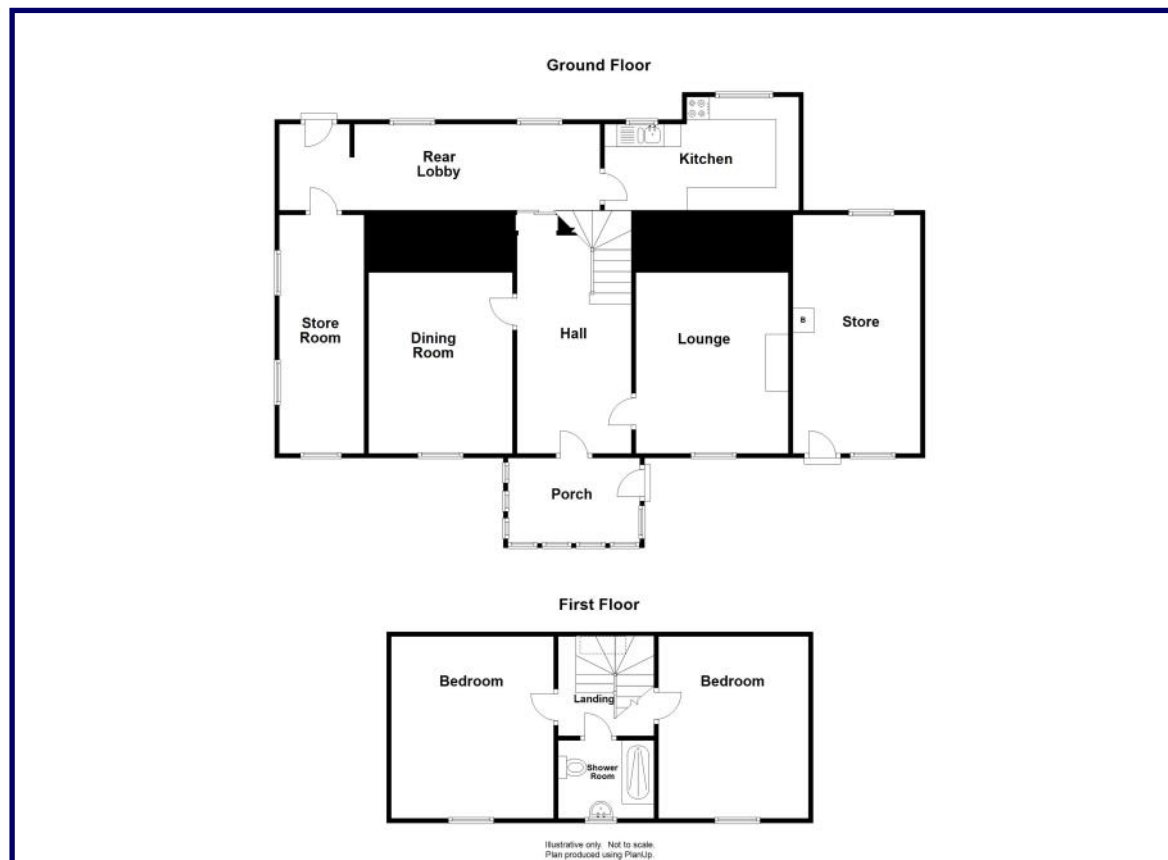
By mutual agreement.

Directions:

From Portree take the A87 to Uig. Continue through the village towards the ferry terminus and take a right immediately before the Caledonian MacBrayne offices. Follow the road until you reach a T-junction and turn right. 26 Idrigill is situated on the right hand side.

Location:

Uig is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services include a general store, petrol station, pub, bakery and the local Skye Brewery. The nearest primary school is in Kilmuir and secondary education is provided in Portree, some 18 miles to the south, together with all the facilities you would expect of a modern town (although known as 'the village') including supermarkets, shops, banks, cottage hospital, swimming pool and library. With its ferry links, Uig benefits from a daily bus service to Portree with onward links to the mainland. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and a short drive to the north you have the ruins of Duntulm Castle.



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.

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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