



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**37 Idrigill, Uig, Isle of Skye, IV51 9XU.**

**Offers Over £200,000**

Detached Bungalow

Electric Central Heating & Double Glazing

Stunning Views

Two Bedrooms

Generous Garden Grounds

Quiet Location



## Description:

**37 Idrigill is an well presented detached two bedroom property set in a wonderful position on Old Pier Road close to the centre of Uig and affording stunning views across the bay.**

37 Idrigill is a detached single storey property built in the mid 1980s. The property has been tastefully decorated throughout to create a beautiful home and is positioned to maximise the stunning views on offer.

The accommodation is set out over one level and comprises of entrance vestibule, hall, lounge, kitchen diner, large family bathroom and two double bedrooms. The property benefits from double glazing, electric storage heating, plentiful built in storage and neutral décor throughout. The property sits in private, secure garden grounds laid mainly to lawn with shrubs and bushes. There is a large patio area ideal for entertaining and taking in the stunning sunsets. Parking is provided on the driveway to the side

37 Idrigill is a wonderful property which would make for a lovely home in a stunning location. Viewing is highly recommended to appreciate the setting.



## Room sizes

### Ground Floor

#### Entrance Vestibule

1.21m x 1.45m (3'11" x 4'08").

#### Hall

3.19m x 5.46m (10'05" x 17'11") at max.

#### Lounge

4.56m x 4.49m (14'11" x 14@08").

#### Kitchen Diner

3.39m x 7.01m (11'01" x 22'11") at max.

#### Bedroom One

2.92m x 4.88m (9'06" x 16'00").

#### Bedroom Two

3.41m x 3.53m (11'02" x 11'07") at max.

#### Bathroom

2.92m x 3.03m (9'07" x 9'11").







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01599 534 555

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## Services:

Mains water, electricity and drainage. Electric central heating.

**Council Tax:** Band C

## 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:

As you enter Uig on the A87 take the road signposted for Staffin. Continue until you see Woodbine B&B and take the first road on the left. This is Old Pier Road and number 37 is the first bungalow on the right-hand side towards the bottom.

## 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.

## Ground Floor



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

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.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD