



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



4 –5 Struanmore, Struan, Isle of Skye, IV56 8FG.

Offers Over £245,000

Detached Traditional Croft House

Private Location

Double Glazing & Oil Heating

Two Bedrooms

Garden Grounds

Stunning Views

Description:

4 – 5 Struanmore is a beautifully presented two bedroom detached traditional croft house in the crofting township of Struanmore affording views towards Loch Bracadale and the Cuillin Mountains beyond.

4 – 5 Struanmore is a recently renovated two bedroom traditional croft house set in a peaceful location, affording stunning views towards Loch Bracadale and the Cuillins beyond. Although in a quiet setting the property offers easy access to the rest of the island and its many attractions. The property, originally built in the late 1800s, has been lovingly renovated and is presented in walk in condition. All of the rooms are painted using Isle of Skye Paint Company colours and the kitchen and shower room are less than a year old.

The accommodation within is set out over two floors and comprises: Entrance porch, inner hallway, lounge, kitchen, bathroom, sitting room and utility room on the ground floor with two bedrooms and a box room on the first floor. The property further benefits from oil central heating (boiler is less than one year old), double glazing and ample built in storage. All of the flooring downstairs is high quality, luxury vinyl flooring also supplied by Howdens in Portree.

Externally the property is set within attractive garden grounds and views towards Loch Bracadale and the Cuillin mountains can be enjoyed from the rear garden. Also coming with the property is a recently installed private mooring at Struan Jetty, a short 10 minute walk away. Ideal for small pleasure craft or fishing vessel.



Room sizes

Ground Floor:

Entrance Porch

2.33m x 1.84m (7'7" x 6'03") at max.

Lounge

4.06m x 3.24m (13'03" x 10'06")

Kitchen

3.76m x 3.19m (12'03" x 10'05")

Shower Room

3.04m x 2.05m (10'00" x 6' 07")

Sitting Room

2.54m x 3.57m (8'04" x 11'08")

Utility

2.51m x 2.17m (8'02" x 7' 11")

First Floor:

Bedroom One

4.04m x 3.21m (13'03" x 10'05")

Bedroom Two

4.04m x 2.19m (13'03" x 7'02")

Box Room

3.40m x 1.51m (11'02" x 4'10")





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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 Estate

Entry:

By mutual agreement.

Directions:

From Portree take the B885 towards Struan and continue on this road, at the junction turn right onto the A863 to Dunvegan. Continue on this road passing through Struan. After you pass the Bog Myrtle Cafe take the first turning on your left hand side for Struanmore. After you cross the cattle grid follow the road to the left. 4-5 Struanmore faces you at the end of the road.

Location:

The township of Struan is located on the west coast of Skye and is adjacent to the A863 which runs from Sligachan to Dunvegan. Struan is a thriving crofting township with a good community spirit and would make the ideal base for a family home. Located on a tourist route it would also make the ideal location for a holiday let with easy access to all areas of the Isle of Skye. Within Struan itself there is a small primary school, garage, sub post office, grocery store, second hand book store with café and outdoor clothing business.

Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, bakers, architects, household store, tourist information and doctor's surgery.

Portree, the islands capital is just 10 miles away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary schooling.



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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.