



# The Isle of Skye Estate Agency

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

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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



## 4 Gillen, Hallin, Waternish, Isle of Skye, IV55 8GR

Detached Bungalow

Four Bedrooms (1 en-suite)

Fully Enclosed Garden Grounds

Double Glazing and Oil Fired Central Heating

**Offers Over £280,000**

Walk-In Condition

Panoramic Sea Views

## Description:

4 Gillen is a well presented detached four-bedroom bungalow located in the scenic crofting township of Gillen on the Waternish peninsula affording panoramic sea views to the Ascrib Isles, Trotternish Peninsula and the Outer Hebrides.

4 Gillen is a bright and spacious detached four-bedroom bungalow set in an elevated position affording uninterrupted sea views to the Ascrib Isles, Trotternish Peninsula and the Outer Hebrides. Sitting within generous garden grounds with detached garage/workshop, 4 Gillen offers flexible family accommodation with bright, well-proportioned rooms and ample built-in storage space.

The spacious accommodation within comprises of entrance vestibule, hallway, lounge, kitchen, four bedrooms (1 en-suite) and bathroom. The property further benefits from timber frame double glazing throughout and oil-fired central heating.

Externally, the property is set within fully enclosed garden grounds which are mainly laid to lawn with patio area to enjoy the views on offer. The property is accessed via a tarred driveway with ample parking available to the side and front of the property. In addition is a detached garage/workshop with electricity connected.

4 Gillen provides a fantastic opportunity to purchase a substantial family home and must be viewed to appreciate the setting and views on offer.



# Room sizes

## Ground Floor

**Entrance Vestibule:** 1.56m x 1.37m (5'01" x 4'06")

**Hallway:** 7.32m x 3.77m (24'00" x 12'04") at max.

**Lounge:** 4.77m x 4.21m (15'07" x 13'09")

**Kitchen:** 4.42m x 3.49m (14'05" x 11'05")

**Master Bedroom:** 3.48m x 2.92m (11'04" x 9'07")

**En-Suite:** 2.50m x 1.63m (8'02" x 5'04") at max.

**Bedroom Two:** 3.34m x 3.13m (10'11" x 10'03")

**Bedroom Three:** 3.34m x 3.13m (10'11" x 10'03")

**Bedroom Four:** 3.47m x 2.67m (11'04" x 8'09")

**Bathroom:** 2.36m x 1.74m (7'08" x 5'08")





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## Services:

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

**Council Tax:** Band D

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

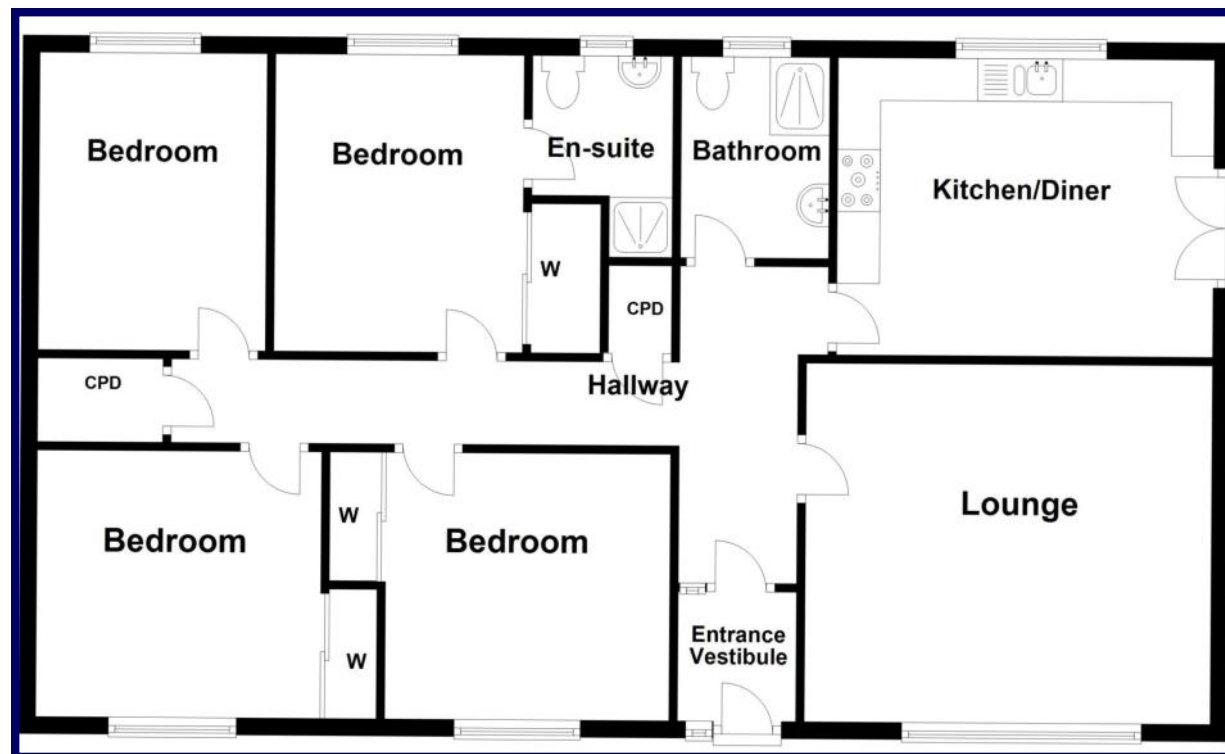
By mutual agreement.

## Directions:

From Portree take the A87 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish, follow this road and take the right hand turn at the junction for Trumpan/Geary and right again towards Geary. Continue on this road for about one mile to pass the school on the left hand side. Shortly after this there is a bus shelter on the right hand side. Turn right here and drive to the of the road where you can park in the turning circle. 4 Gillen is the second last house on the right before the turning circle.

## Location:

Gillen is a small crofting township which forms part of the larger area known as Waternish on the north west of the Island. The closest village is Dunvegan some 11 miles away which has good local services including shops, hotels and restaurants and the world famous Dunvegan Castle. The Island's capital is some 25 miles to the south east and has all the services and facilities you would expect of a growing town including secondary schooling and a cottage hospital.



## 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

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.