



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



5—6 Herebost, Dunvegan, Isle of Skye, IV55 8GZ.

Offers Over £235,000

Detached House
Two Bedrooms

Renovation & Modernisation Works Required
Sea Views & Mountain Views

UPVC Double Glazing & Oil Fired Central Heating
Large Garden Grounds

Description:

5 – 6 Herebost is a detached two bedroom property located in the crofting township of Herebost affording views towards Loch Roag, The Cuillins and The Mac-Leod's Tables.

5 – 6 Herebost is a generous sized property located within 2 miles of the village of Dunvegan and all the amenities on offer. The property would benefit from some degree of modernization however would make a spacious family home with flexible living accommodation.

The accommodation within is set out over one level and comprises of; Entrance vestibule, Hallway, Work room, Lounge, Dining Room, Kitchen/family room, Rear lobby, W.C, Bathroom and Two Bedrooms. The property further benefits from UPVC double glazing, oil fired central heating and a large loft which has the potential to be converted into additional accommodation subject to obtaining the relevant consents.

Externally the property is set within generous garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. Parking for several cars is available to the front of the property on the tarmac driveway.

5 – 6 Herebost would make a comfortable home set in a picturesque area boasting sea and mountain views, all within reach of the many local amenities on offer.



Room sizes

First Floor:

Entrance Vestibule: 1.43m x 0.95 (4'08" x 3'01").

Hallway: 4.61m x 1.42m (15'01" x 4'07").

Lounge: 5.01m x 4.59m (16'05" x 15'00") at max.

Work Room: 4.55m x 3.35m (14'11" x 10'11") at max.

Bathroom: 3.76m x 1.66m (12'04" x 5'05").

Bedroom One: 3.73m x 3.50m (12'02" x 11'05") at max.

En-Suite: 2.32m x 1.09m (7'07" x 3'07").

Bedroom Two: 3.34m x 3.35m (10'11" x 10'11") at max.

Dining Room: 3.85m x 2.39m (12'07" x 7'09").

Kitchen/Family Room: 6.92m x 5.29m (11'11" x 7'08").

Rear Lobby: 1.97m x 1.10m (6'05" x 3'07").

Vestibule: 1.39m x 1.11m (4'06" x 3'07").

W.C: 1.83m x 1.11m (6'00" x 3'07").





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Services:

Mains water and electricity. Drainage by way of septic tank. Oil Fired Central Heating.

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 Agency.

Entry: By mutual agreement.

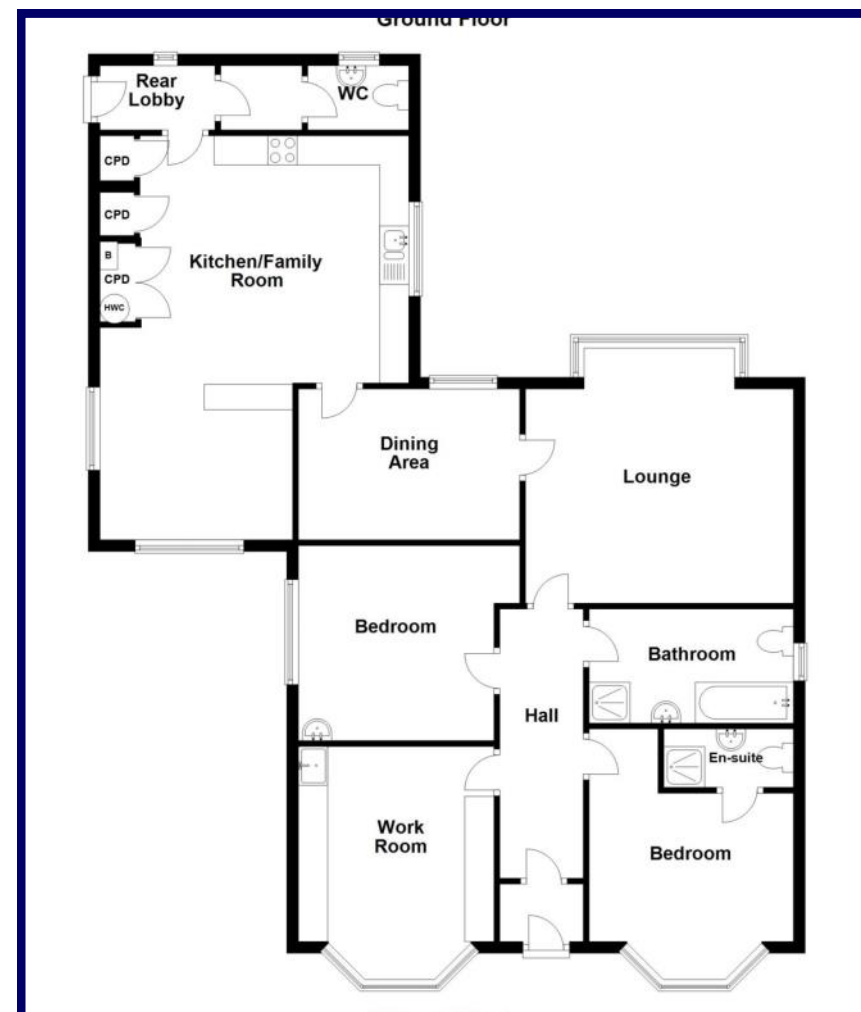
By mutual agreement.

Directions:

From Dunvegan village proceed along A863 heading to 'Struan' after approximately 1 mile you will pass the turn off for Portree, continue past this turn off and 5-6 Herebost is the first house on your right hand side after the sign for Sligachan.

Location:

The beautiful crofting township of Herebost is located some 3 miles from Dunvegan and the historic home of the Clan MacLeod at Duvnegan Castle. The village itself has good local services including shops, hotels, restaurants, a post office, modern medical centre and primary school. Secondary schooling is available from Portree, the island's capital some 23 miles away where you will find all the facilities you would expect of a thriving town. This area makes an ideal base for touring Skye as a whole.



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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.