



# 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



**5 Castle Crescent, Dunvegan, Isle of Skye, IV55 8WE.**

**Offers Over £140,000**

Semi Detached House

Loch Views

Electric Storage Heating, Double Glazing

3 Bedrooms

Enclosed Garden Grounds

Private Residents Only Parking

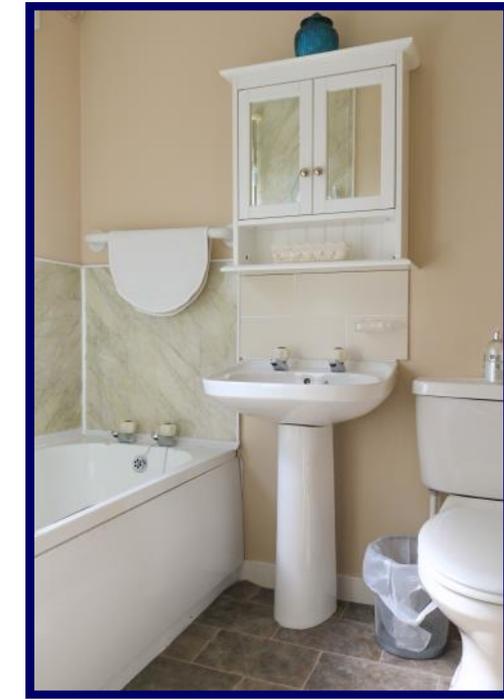
## Description:

5 Castle Crescent is a well presented three bedroom semi detached property located in the picturesque village of Dunvegan affording wonderful views over Loch Dunvegan towards MacLeods Tables.

5 Castle Crescent is a delightful three bedroom property located on the edge of Dunvegan a short walk to all amenities and facilities the village has to offer. The property has been well maintained by the current owner and is presented in walk-in condition with bright and spacious living accommodation.

The accommodation within is set out over two floors and comprises of hallway, lounge, kitchen, rear porch and bathroom on the ground floor with three bedrooms and a shower room located on the first floor. The property is decorated in neutral tones throughout and further benefits from UPVC double glazing, electric storage central heating and neat garden grounds.

Externally the property sits within well maintained garden grounds which are mainly laid to lawn with shrubs, bushes. The rear garden offers privacy and exceptional views over the loch. Additionally the rear garden hosts a block shed and private residents only parking is available to the front of the property.



## Room sizes

### Ground Floor:

**Hallway:** 4.86m x 1.96m (15' 11" x 6'05") at max.

**Lounge:** 4.56m x 3.80m (14'11" x 12'05")

**Kitchen:** 4.7m x 2.74m (15'04" x 8'11") .

**Rear Porch:** 2.36m x 1.13m (7'07" x 3'08")

**Bathroom:** 1.97m x 1.72m (6'05" x 5'07")

### First Floor:

**Landing:** 2.96m x 2.06m (9'08" x 6'09") at max.

**Bedroom One:** 4.64m x 2.75m (15'02" x 9'00")

**Bedroom 2:** 2.76m x 3.83m (9'00" x 12'06")

**Bedroom 3 :** 3.24m x 3.82m (10'07" x 12'06")  
at max

**Shower Room:** 1.98m x 0.83m (6'05" x 2'08")





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01599 534 555

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## Services:

Mains electricity, water and drainage. Electric Storage central heating.

## Council Tax:

Band B

## 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:

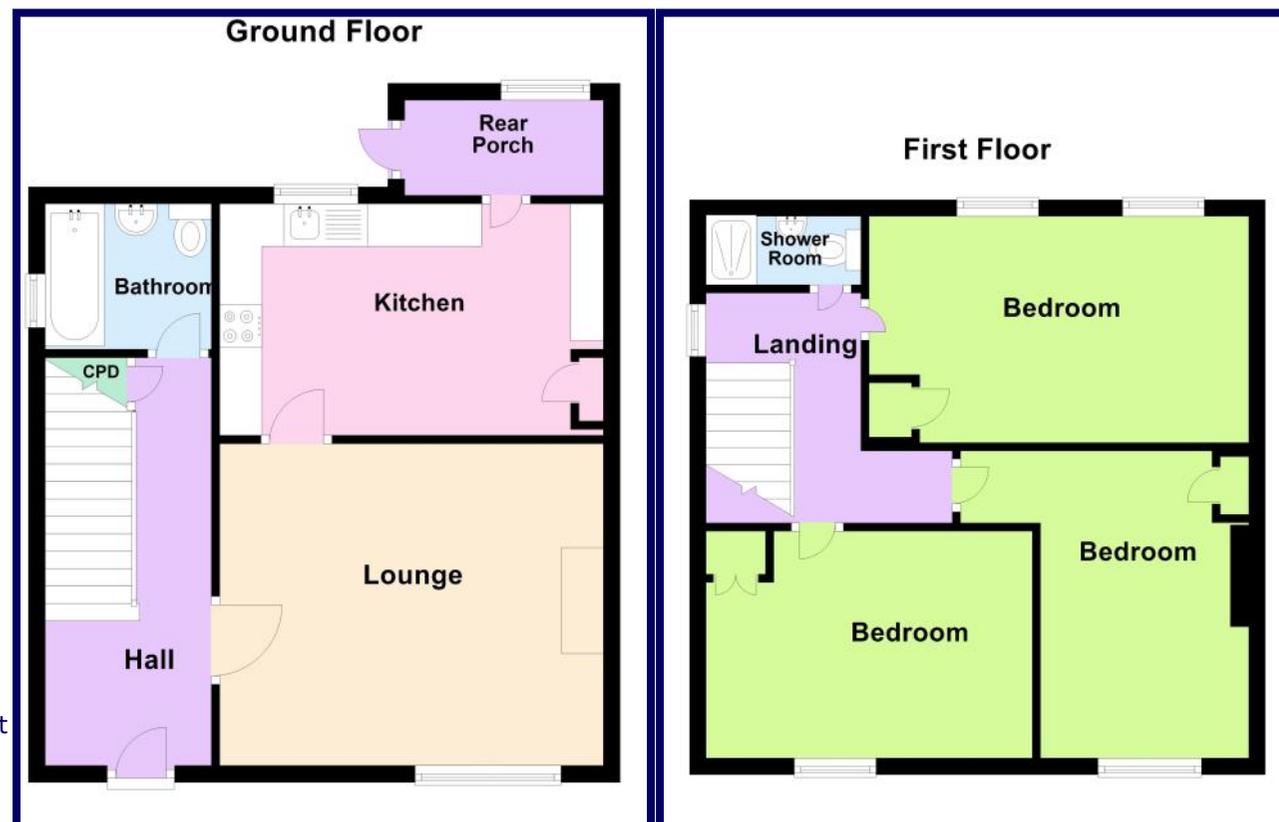
By mutual agreement.

## Directions:

From Portree take the A87 trunk road towards Dunvegan, at the Borve junction take the A850 to Dunvegan, continue towards Dunvegan and follow signage for Dunvegan Castle. Castle Crescent is situated on the left a few hundred yards from the village centre.

## Location:

The pretty and popular village of Dunvegan is located on the West coast of the island and has a good selection of local services. The facilities include grocers shops, hotels, a bakers shop, restaurants, petrol stations, a primary school and modern medical centre. It is also home to the world famous Dunvegan Castle and visitor centre. Portree, the island's capital town is some 22 miles away and here you will find enhanced services including a hospital and secondary school.



## 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.