



# The Isle of Skye Estate Agency

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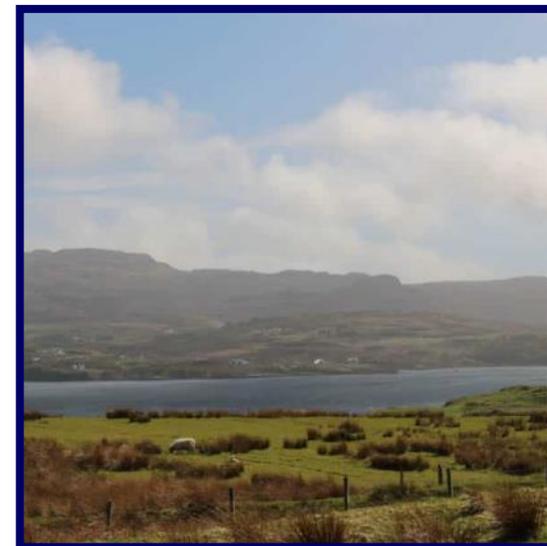
The Isle of Skye Estate Agency

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01478 612 683

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

01599 534 555



## 6 Balgown, Struan, Isle of Skye

**Offers Over £495,000**

Substantial Detached Property

5 Bedrooms

Views Over Loch Bracadale

13.09 acres Freehold Land With Plot

Oil Central Heating

B & B Potential

Generous garden grounds

Private location

## Description:

6 Balgown is an impressive five bedroom property set within 13.09 acres of freehold land in the picturesque township of Balgown, Struan located approximately 10 miles from Portree. Occupying a prominent position from where stunning panoramic views across Loch Bracadale and surrounding croft land are afforded.

6 Balgown is a bright and spacious detached property sitting in substantial garden grounds within easy commuting distance to Portree. The property has been very well designed to take advantage of the setting with almost every room boasting views across Loch Bracadale and surrounding croft land. In addition to the property is an 13.09 acre or thereby (to be confirmed by title deed) owner occupied croft with planning permission in principle for the erection of a house providing a variety of uses and opportunities to prospective purchasers.

The generous accommodation within comprises of; Entrance Porch, Main Hallway, Lounge, Kitchen, Dining Room, Utility Room, Cloakroom, Inner Hallways, Study, Family Bathroom and Five Bedrooms (1 En-Suite). The property further benefits from double glazing throughout, oil fired central heating, open fire, well proportioned rooms and substantial garden grounds and croft land surrounding.

Externally, there are substantial private garden grounds which are mainly laid to grass with gravel driveway and parking area. Additionally there is 13.09 acres of freehold land that extends down to the shore of Loch Bracadale which has planning permission in principle to erect a dwelling house to the West of 6 Balgown .

6 Balgown provides an exciting opportunity to purchase a substantial family home with B&B potential set within 13 acres of freehold land in a wonderful position with uninterrupted views . Viewing is highly recommended.



## Room sizes

Entrance Porch: 5'10 x 3'10 (1.79m x 1.09m)

Hallway: 31'07 x 8'01 (9.64m x 2.48m) at max.

Lounge: 20'01 x 17'08 (6.15m x 5.40m)

Kitchen: 16'01 x 16'00 (4.90m x 4.90m)

Utility Room: 10'06 x 5'02 (3.23m x 1.60m)

Cloakroom: 5'03 x 5'02 (1.60m x 1.59m)

Dining Room: 13'09 x 10'05 (4.20m x 3.20m)

Study/Office: 13'09 x 10'02 (4.20m x 3.11m)

Inner Hallway: 27'01 x 10'01 (8.26m x 3.09m) at max.

Master Bedroom: 13'09 x 12'06 (4.20m x 3.81m) at max.

En-Suite: 7'02 x 6'10 (2.20m x 2.10m)

Bedroom Two: 13'08 x 10'10 (4.19m x 3.30m) at Max.

Bedroom Three: 15'05 x 11'02 (4.70m x 3.41m)

Bedroom Four: 16'00 x 7'02 (4.88m x 2.21m) at max.

Bedroom Five: 14'01 x 12'09 (4.29m x 3.90m)

Bathroom: 8'06 x 6'10 (2.60m x 2.10m)





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## Services:

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

## Council Tax:

Band F

## EPC Rating:

Band D

## 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 B885 towards Struan and  
continue on this road, at the junction turn right  
onto the A863 to Dunvegan. 6 Balgown will be  
clearly signposted on your left hand side.



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

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Portree  
Isle of Skye  
IV51 9ER

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