



# 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



**8 Blackhill, Edinbane, Isle of Skye, IV51 9PW.**

**Offers Over £220,000**

**Detached Former Croft House**

**2 Double Bedrooms & Home Office**

**Generous Garden Grounds**

**Bright & Spacious Living Accommodation**

**Oil Fired Central Heating**

**Private Location**



## Description:

8 Blackhill is an immaculately presented two/three bedroom traditional croft house located in the popular village of Edinbane affording views over the surrounding croft land.

8 Blackhill is a spacious traditional croft house, set within substantial private garden grounds in the popular village of Edinbane, offering widespread views over the surrounding croft land. Situated mid-way between Portree and Dunvegan, the property has been well maintained by the current owners and is presented in walk-in condition with bright and spacious living accommodation.

The generous accommodation within is set out over two floors and comprises of sun room, hallway, lounge, dining room, kitchen, utility room and bathroom on the ground floor with two double bedrooms, office and W.C located on the first floor. The property further benefits from UPVC double glazing throughout, oil fired central heating, generous garden grounds and substantial garage/workshop.

The property is surrounded by beautiful fully enclosed garden grounds which host areas of lawn with mature trees, bushes and shrubs. Ample parking is provided to the side of the property on the gravel driveway.

8 Blackhill presents a wonderful opportunity to purchase a lovely family home and must be viewed to appreciate what is on offer.





## Room sizes:

### Ground Floor:

**Sun Room:** 3.58m x 1.70m (11'08" x 5'07")

**Hallway:** 3.95m x 2.82m (12'11" x 9'02")  
at max.

**Lounge:** 4.02m x 3.69m (13'02" x 12'01")

**Dining Room:** 4.28m x 3.46m (14'00" x 11'04")

**Kitchen:** 3.92m x 1.97m (12'10" x 6'05")

**Utility Room:** 2.67m x 2.55m (8'08" x 8'04")

**Bathroom:** 2.58m x 1.86m (8'05" x 6'01")  
at max.

### First Floor:

**Landing :** 3.01m x 2.36m (9'10" x 7'08")  
at max.

**Bedroom One:** 4.13m x 3.71m (13'06" x 12'02")

**Bedroom Two:** 4.00m x 3.40m (13'01" x 11'01")

**Office:** 2.82m x 1.75m (9'03" x 5'08")

**W.C. :** 1.25m x 1.07m (4'01" x 3'06")

### External:

**Garage/workshop:** 6.10m x 7.89m (20'00" x 25.10")





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## Services:

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

## Council Tax:

Band D

## 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 A850 towards Dunvegan and continue on this road, take the left hand turn into the village of Edinbane and follow this road taking the left hand turn signposted Blackhill, No 8 will be located on your right 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.

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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