



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



8 Earlish, by Portree, Isle of Skye, IV51 9XL

Offers Over £220,000

Large detached property

Large Living Accommodation and Storage

Oil Central Heating and UPVC Double Glazing

4 Double Bedrooms (1 en-suite)

Fully Enclosed Garden Grounds

Byre With Potential To Convert Into Additional Accommodation

Description:

8 Earlish is a large detached 5 bedroom property set in an beautiful location taking in sweeping views of the surrounding countryside all within the short commuting distance of the villages of Uig and Portree.

8 Earlish is a beautiful bright airy property that boasts 2 large double bedrooms, 1 of which has en-suite facilities, a large family kitchen/diner, lounge, conservatory, family bathroom & sun room on the ground floor. Upstairs there are a further 2 double bedrooms and a small single room. The property is bright with neutral decor and further benefits from oil central heating, UPVC double glazing and ample built in storage throughout. The en-suite bedroom is located off the entrance hall and offers the potential for a ready made B&B option.

The property is surrounded by generous private garden grounds with the tarmac drive providing parking for several cars. The garden is fully enclosed with the front laid mainly to lawn with well established shrubs and trees. To the rear there is a garden shed and a large stone byre which may offer potential for conversion.

8 Earlish would make a beautiful large family home set in a stunning location with stunning views over the surrounding countryside, or could easily be used as a delightful B&B establishment, all set a short distance from Uig village, Portree and the spectacular natural surrounding area the North of Skye has to offer.



Room sizes

Ground Floor

Entrance Hallway

3.37m x 1.27m (11'00" x 4'02")

Lounge

4.18m x 4.05m (13'08" x 13'03")

Sun Room

3.87m x 2.11m (12'08" x 6'11")

Kitchen / Diner

4.45m x 3.33m (14'07" x 10'10")

Conservatory

5.83m x 3.15m (19'01" x 10'03") at max.

Family Bathroom

2.78m x 2.49m (9'01" x 8'02")

Bedroom One (En-Suite)

4.35m x 3.60m (14'03" x 11'09") at max

(En-Suite)

1.98m x 1.62m (6'06" x 5'03")

Bedroom Two

4.52m x 3.29m (14'10" x 10'09")

Upper Floor

Bedroom Three

4.08m x 3.68m (13'04" x 12'00")

Bedroom Four

3.32m x 3.99m (10'10" x 13'00")

Bedroom Five / Study

2.25m x 1.71m (7'04" x 5'07")

External

Garden

The property is surrounded by generous private garden grounds with tarmac drive and parking for several cars. The garden is fully enclosed with the front laid mainly to lawn with several well established shrubs and trees. The rear garden is also laid mainly to lawn and has a garden shed and a large stone byre.





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Services:

Mains water and electricity. Drainage to septic tank.

Oil 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

Entry:

By mutual agreement.

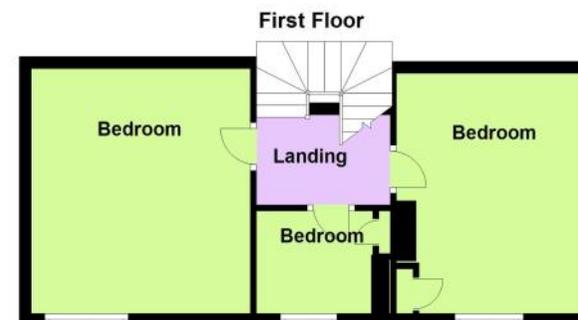
Directions:

From Portree take the A87 heading towards Uig. Drive approximately 12 miles until you see a house named Taigh Pa. 8 Earlish is situated down the next driveway, off the main road on the left hand side. Continue down the driveway and the property is on the right and is noted by its 'Red Roof'.

Location:

Earlish is a friendly crofting community conveniently situated for the facilities of both the village of Uig and the capital town of Portree. Uig is some 3 miles north and here you will find a grocers shop, hotels, a primary school and the ferry terminal connecting Skye to the Outer Hebrides.

Portree, is some 13 miles in the opposite direction and here you will find all the facilities you would expect of a small and prosperous town including supermarkets, shops, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital. Secondary schooling is also available at Portree and a school bus service operates.



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.

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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