



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 South Duntulm, Kilmuir, Isle of Skye, IV51 9UF.

Offers Over £207,000

Detached Traditional Croft House
Four Bedrooms

UPVC Double Glazing & Electric Storage Heating
Generous Garden Grounds

Sea and Mountain Views
Private Setting

Description:

8 South Duntulm is a four bedroom traditional croft house located in the scenic crofting township of Duntulm affording widespread views over the surrounding croft land towards Kilmaluag Bay and the Trotternish Ridge.

8 South Duntulm is a delightful croft house set in a secluded position within the picturesque township of Duntulm in the north of Skye affording panoramic views across to Kilmaluag Bay and the Trotternish Ridge. The property would benefit from a slight degree of modernisation and still retains it's character and charm with many original features such as 1/4 panel doors, v-lining and deep window sills.

The accommodation within is set out over two floors and comprises of entrance hallway, lounge, kitchen, shower room and double bedroom on the ground floor with landing, W.C and three bedrooms located on the first floor. The property further benefits from UPVC double glazing throughout, electric storage heating and open fire in the lounge.

Externally, the property is set within generous garden grounds extending to approximately 0.33 acres or thereby (to be confirmed by title deed). the immediate garden grounds are mainly laid to lawn with mature trees, shrubs and bushes surrounding. The property is accessed via a shared driveway with parking available to the side of the property. In addition the garden grounds also host a small wooden garden shed to the rear.

8 South Duntulm will make a lovely home and viewing is highly recommended to fully appreciate the setting and views on offer.



Room sizes

Ground Floor:

Entrance Hallway: 2.74m x 4.29m (8'11" x 14'01") at max.

Lounge: 4.25m x 3.61m (13'11" x 11'09")

Kitchen: 3.86m x 1.99m (12'07" x 6'06")

Bedroom One: 4.32m x 3.35m (14'02" x 10'11")

Shower Room: 2.67m x 1.72m (8'09" x 5'07") at max.



First Floor:

Landing: 2.68m x 2.37m (8'09" x 7'09") at max.

Bedroom Two: 4.35m x 2.92m (14'03" x 9'07") at max.

Bedroom Three: 4.31m x 2.82m (14'01" x 9'03")

Bedroom Four: 3.16m x 1.89m (10'04" x 6'02")

W.C.: 1.31m x 0.80m (4'03" x 2'07")





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Services:

Mains water and electricity. Drainage to septic tank.

Council Tax: Band C

EPC Rating:

Band G

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:

Travelling north from Portree to Uig on the A87 and just after the Ferry Inn take a right hand turning signposted for Staffin and Kilmuir. Continue on this road for approximately 9 miles, Take the first right after passing the coastguard cottages, 8 Duntulm is located at the end of the track. Alternatively, if travelling from Staffin continue on the A855 through Flodigarry and Kilmaluag, the driveway is the first left after the red phone box.

Location:

Duntulm is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and churches. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub and the local Skye Brewery. More enhanced services including supermarket, many restaurants, DIY store, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 23 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



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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.