



# 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



## 9 Maclean Terrace, Dunvegan, Isle of Skye, IV55 9GY.

**Offers Over £120,000**

End Terrace

Oil Fired Central Heating & Double Glazing

Quiet Location

Two Bedrooms (1 en-suite)

Low Maintenance Garden Grounds

Ideal First Time Buyers Property

## Description:

9 Maclean Terrace is a well presented two bedroom end terrace property located in a quiet residential area in the popular town of Dunvegan on Skye's west coast, affording views over the countryside towards MacLeod's Tables.

The accommodation within is set over two levels and comprises of entrance hallway, lounge, kitchen, bedroom and shower room on the ground floor, with a bedroom and bathroom on the upper floor. The property has been modernised internally and further benefits from double glazing throughout, oil fired central heating and is close to all the amenities Dunvegan has to offer. All internal doors have been recently replaced with good quality wooden doors.

Externally the property is set within neat and well maintained garden grounds. The garden to the front, side and rear is mainly laid to lawn and affords views over the surrounding countryside. The property only has pedestrian access, however, parking can be found in the small car park to the rear of the property.

9 Maclean Terrace is a wonderful property conveniently positioned to take advantage of the Dunvegan's amenities and is close to the popular Glendale area of Skye. 9 Maclean Terrace would make an ideal first time buyer property or holiday let accommodation.



## Room sizes

### Ground Floor:

#### Entrance Hallway

14'09" x 5'05" (4.51m x 1.69m) at max.

#### Lounge

15'00" x 11'03" (4.60m x 3.45m).

#### Kitchen

13'00" x 12'07" (3.98m x 3.85m) at max.

#### Bedroom One

9'05" x 12'01" (2.88m x 3.70m).

#### Shower Room

6'07" x 2'06" (2.02m x 0.77m).

### First Floor:

#### Bedroom Two

13'03" x 9'03" (4.06m x 2.84m)

#### Bathroom

11'04 x 11'00 (3.48m x 3.37m) at max.





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## Services:

Mains water, electricity and drainage. Oil fired central heating.

**Council Tax:** Band A

## EPC Rating:

Band D

## 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 trunk road towards Dunvegan, at the Borve junction take the A850 to Dunvegan. No 9 Maclean Terrace is the last house on the left hand side as you leave Dunvegan heading towards Sligachan (opposite the church). Travelling from Sligachan

## 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.