



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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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 Upper Colbost, By Dunvegan, Isle of Skye, IV55 8ZT

**Offers Over £280,000**

Detached Former Croft House

Oil Fired Central Heating & Double Glazing

Panoramic Sea Views

Three Bedrooms

Generous Garden Grounds Extending to Approx 2.47 acres

Detached Outbuildings

## Description:

9 Upper Colbost is a well presented traditional three bedroom property located in the picturesque township of Colbost affording panoramic views over Loch Dunvegan, Coral Beach and The Little Minch to the Outer Isles beyond.

9 Upper Colbost is a charming extended former croft house occupying an elevated position within the scenic township of Colbost affording panoramic sea views over Loch Dunvegan and The Little Minch. The property has been well maintained by the current owners and was modernised in 2018 with the addition of an extension to the rear to create a new kitchen diner with rear porch.

The spacious accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, kitchen diner, rear porch, shower room and double bedroom on the ground floor with landing and two bedrooms located on the first floor. The property further benefits from UPVC double glazing throughout (with the exception of the Velux windows on the first floor), oil fired central heating, wood burning stove and open fire.

Externally, the property sits within 2.47 acres or thereby (to be confirmed by title deed) of freehold land, the immediate garden grounds are well maintained with neat areas of lawn complimented by mature trees, shrubs and bushes. Ample parking is available to the side of the property on the gravel driveway. In addition the garden grounds also host a shipping container and two out buildings which offer the potential to be developed subject to the appropriate planning consents.

9 Upper Colbost will make a lovely family home and viewing is highly recommended to fully appreciate the setting and views on offer.

Furniture available by separate negotiation.



## Room sizes

### Ground Floor:

**Entrance Porch:** 2.80m x 4.00m (9'02" x 13'01") at max.

**Hallway:** 2.80m x 4.00m (9'02" x 13'01") at max.

**Lounge:** 4.01m x 3.06m (13'01" x 10'00")

**Kitchen Diner:** 5.55m x 4.83m (18'02" x 15'10") at max.

**Rear Porch:** 2.26m x 1.64m (7'05" x 5'04")

**Bedroom One:** 4.08m x 2.83m (13'04" x 9'03")

**Shower Room:** 2.40m x 1.92m (7'10" x 6'03")

### First Floor:

**Landing:** 2.60m x 3.97m (8'06" x 13'00") at max.

**Bedroom Two:** 3.96m x 3.53m (12'11" x 11'07") at max.

**Bedroom Three:** 3.96m x 3.08m (12'11" x 10'01")





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## Services:

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

**Council Tax:** Band C

## 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:

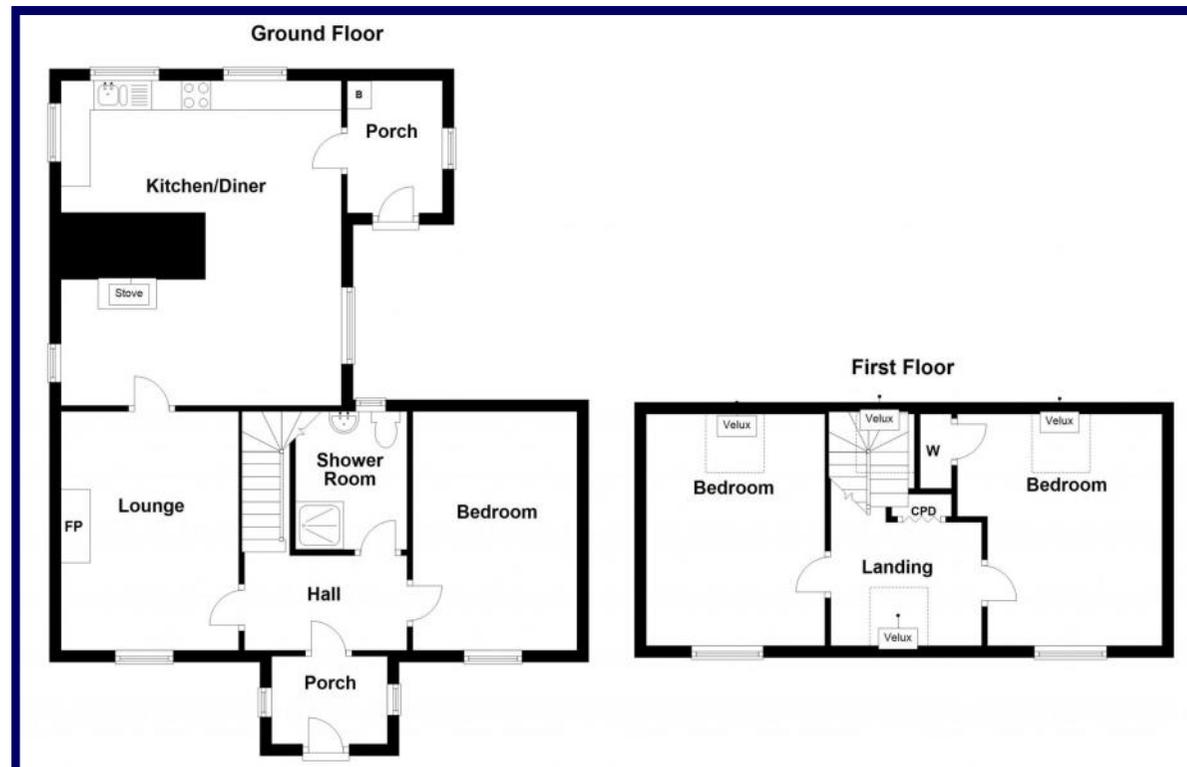
By mutual agreement.

## Directions:

From Dunvegan follow the signs for Glendale on the B884, continue on the single track road for approximately 5 miles until you reach Colbost. Continue on this road passing the Three Chimneys Restaurant, turn left signposted for Upper Colbost with 9 Upper Colbost being the 3rd property on your right.

## Location:

Colbost is located in the Duirinish peninsular on the north west of the island and it is home to the world famous 'Three Chimneys Restaurant'. The area is popular with those wishing to enjoy the outdoors with a good range of places to enjoy including Neist Point lighthouse and MacLeod's tables. The closest village is Dunvegan some 5 miles away which has good local services including shops, post office, primary school, village hall, medical centre, hotels, restaurants and the world famous Dunvegan Castle. The islands capital is some 30 miles away and has all the services you would expect of a growing town including supermarket, builders merchants, cinema, shops, hotels, bars and restaurants, secondary school and hospital.



## 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.