



# The Isle of Skye Estate Agency

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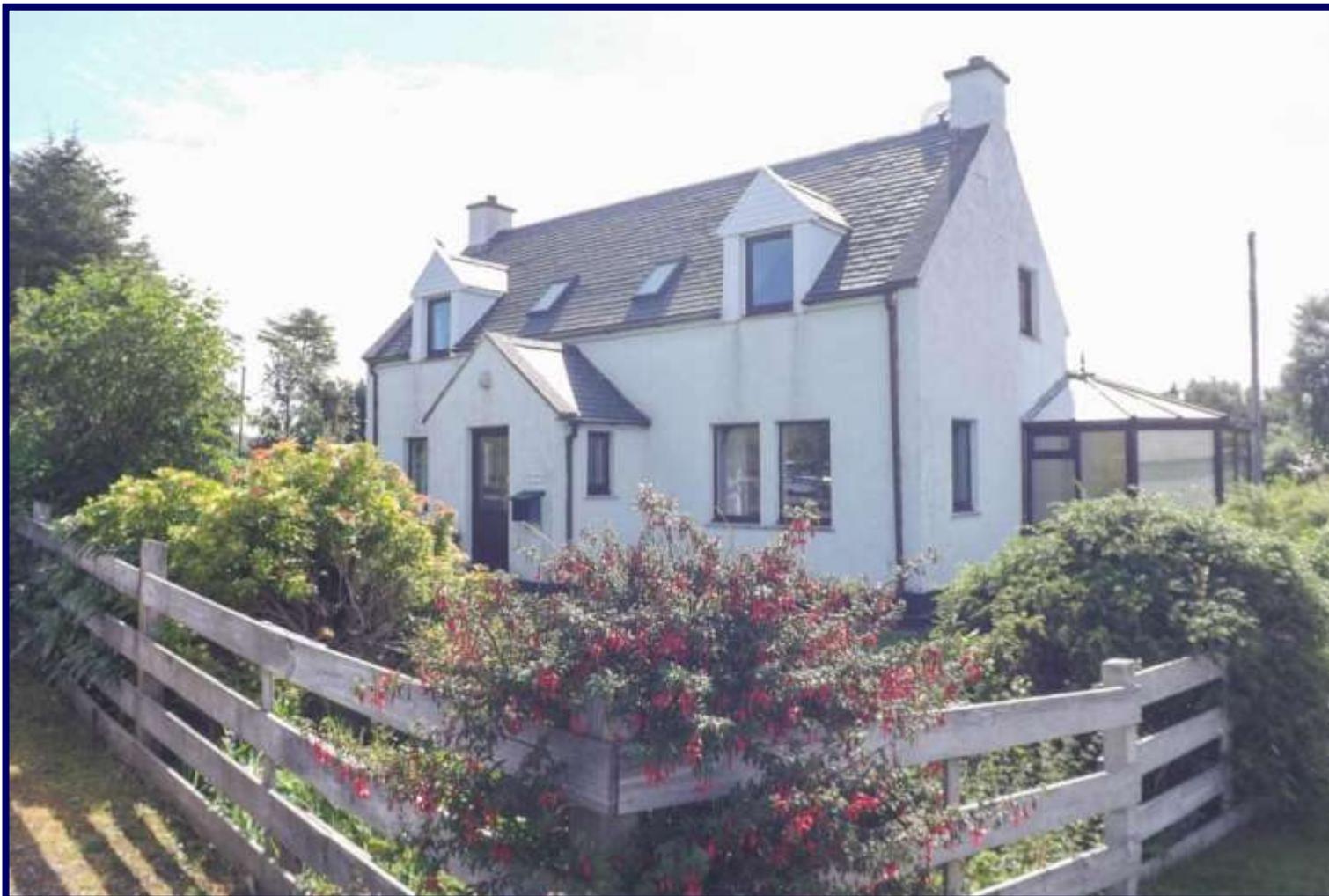
**The Isle of Skye Estate Agency**

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



Alan Brae, Dunvegan, Isle of Skye.

Substantial Detached Property

Generous Garden With Private Parking

Walk In Condition

3 Bedrooms (2 en-suite)

Oil Central Heating

Bright & Spacious Rooms

**FIXED PRICE £199,000**

## Description:

\*\*\*\*\* EXCITING NEW PRICE—£11,000  
UNDER HOME REPORT VALUE \*\*\*\*\*

Alan Brae is a spacious detached three bedroom property located in the popular village of Dunvegan in close proximity of all amenities and facilities the village has to offer.

The property offers spacious living accommodation comprising of entrance porch, hallway, lounge, conservatory, kitchen, downstairs bedroom, utility room, shower room and side porch on the ground floor. On the first floor there are two spacious double bedrooms with one being en-suite and a family bathroom.

Alan Brae further benefits from double glazing throughout, oil central heating and bright spacious living accommodation in walk in condition. The property sits in approx 0.23 acres or thereby (to be confirmed by title deeds) of private garden grounds with ample off street parking. Alan Brae would make an ideal family home located close to all local amenities. Viewing is recommended to appreciate the spacious accommodation on offer.

## 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' capital town is some 22 miles away and here you will find enhanced services including a hospital and secondary school.



## Room sizes

### Ground Floor:

Porch: 6'07 x 5'07 (2.03m x 1.71m)

Hallway: 9'10 x 9'10 (3.00m x 3.01m) at max.

Lounge: 16'06 x 14'00 (5.05m x 4.27m)

Conservatory: 15'01 x 13'02 (4.61m x 4.01m) at max.

Kitchen: 16'07 x 14'06 (5.01m x 4.42m) at max

Bedroom One: 12'10 x 10'09 (3.94m x 3.30m)

Utility Room: 8'02 x 7'10 (2.51m x 2.40m)

Side Porch: 8'00 x 2'11 (2.46m x 0.91m)

Shower Room: 10'09 x 3'02 (3.28m x 3.02m)

### First Floor:

Landing: 10'07 x 8'09 (3.25m x 2.69m) at max

Master Bedroom: 14'03 x 11'05 (4.36m x 3.49m)

En-Suite Shower: 7'03 x 5'10 (2.23m x 1.79m)

En-Suite W.C: 5'06 x 4'11 (1.69m x 1.50m)

Bedroom Two: 14'02 x 10'08 (4.32m x 3.27m)

Bathroom: 7'00 x 5'06 (2.15m x 1.69m)





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## Services:

Mains Electricity and water. Drainage is by way of Septic Tank. Oil central Heating.

## Council Tax: E

## EPC Rating:

Band D

## 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 A87 trunk road towards Uig, at the Borve junction take the A850 to Dunvegan, continue on this road and as you approach Dunvegan Alan Brae will be clearly signposted on your left hand side just before The Croft Studio.



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.

## 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