



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



An Taigh Breac, 17 Kilmuir, Dunvegan, Isle of Skye, IV55 8GT.

Offers Over £205,000

Detached Former Croft House

3 Double Bedrooms & Box room

Generous Garden Ground

Bright & Spacious Living Accommodation

Oil Fired Central Heating

Private Location

Description:

An Taigh Breac, 17 Kilmuir is a traditional detached three bedroom 1 1/2 storey croft house located in the popular village of Dunvegan affording views over the surrounding croft land and the MacLeods Tables.

An Taigh Breac is a well presented three bedroom traditional croft house located in the popular village of Dunvegan affording views over the surrounding croft land and the MacLeods Tables. The property has been well maintained by the current owners and is presented in walk in condition with bright and spacious living accommodation.

The generous accommodation within is set out over two floors and comprises of entrance porch, hallway, bedroom, lounge, dining room, utility room, kitchen, rear porch and bathroom on the ground floor with two double bedrooms and box room located on the first floor. The property further benefits from UPVC double glazing throughout, oil fired central heating, ample storage and generous garden grounds.

The property is surrounded by beautiful fully enclosed garden grounds which host areas of lawn with mature trees, bushes and shrubs. Ample parking is provided to the rear of the property on the tarmac driveway.

An Taigh Breac presents a wonderful opportunity to purchase a lovely family home and must be viewed to appreciate what is on offer.



Room sizes:

Ground Floor:

Entrance Porch: 2.29m x 1.65m (7'05" x 5'05")

Hallway: 4.16m x 5.72m (13'07" x 18'09") at max.

Lounge: 4.09m x 3.52m (13'05" x 11'06")

Dining Room: 3.41m x 2.81m (11'02" x 9'02")

Kitchen: 3.41m x 3.25m (11'02" x 10'07")

Rear Porch: 1.32m x 2.11m (4'03" x 6'11")

Utility Room: 2.43m x 1.93m (7'11" x 6'04")

Bedroom One: 4.04m x 2.94m (13'03" x 9'07")

Bathroom: 2.34m x 1.76m (7'07" x 5'09") at max.

First Floor:

Landing : 2.44m x 2.10m (8'00" x 2'10") at max.

Bedroom Two: 3.89m x 3.83m (13'00" x 12'06")

Bedroom Three: 4.00m x 3.47m (13'01" x 11'04")

Box Room: 2.13m x 1.71m (6'11" x 5'07")





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Services:

Mains water and electricity. Drainage to septic tank. Oil Central Heating.

Council Tax:

Band D

EPC Rating:

Band F

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 Dunvegan, at the Borve junction take the A850 to Dunvegan, continue towards Dunvegan and take the road on your left signposted for Kilmuir. Number 17's driveway is the 5th on your right hand side and is the last house on the shared driveway.



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.

Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD