



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



Ard Meanish, 8 Lower Milovaig, Glendale, Isle of Skye, IV55 8RW

Offers Over £425,000

Substantial Detached Bungalow
Four Bedrooms (3 en-suite)

Large Garden Grounds Extending to Approximately 1.85 Acres
UPVC Double Glazing and Oil Fired Central Heating

Elevated Position
Stunning Sea Views

Description:

Ard Meanish is an impressive and immaculately presented modern four bedroom bungalow set in a truly stunning location boasting panoramic sea views across Loch Pooltiel and the Little Minch towards the Outer Hebrides.

Ard Meanish is a substantial detached four bedroom property located in the picturesque township of Milovaig occupying an elevated position boasting uninterrupted sea views across Loch Pooltiel and the Little Minch towards the Outer Hebrides. Completed in 2011 Ard Meanish is a modern and contemporary property finished to a high standard and designed to take advantage of the spectacular views surrounding.

The beautifully proportioned accommodation within comprises of: entrance hallway, lounge/dining room, kitchen, utility room, bathroom, four bedrooms (3 en-suite) and integral garage. The property further benefits from UPVC double glazing throughout and oil-fired central heating with an open fire in the lounge/dining room and ample built in storage.

Externally, the property is set within substantial garden grounds extending to approximately 1.85 acres or thereby (to be confirmed by title deed) The garden grounds are low maintenance with the immediate grounds laid to gravel. The property is accessed via a shared gravel driveway with ample parking available to the side of the property.

Ard Meanish is currently operating as a successful holiday letting property and would equally make a stunning family home set in an enviable position with panoramic sea views and must be viewed to fully appreciate the setting and views on offer.



Room sizes

Ground Floor

Entrance Hallway: 9.79m x 7.89m (32'01" x 25'10") at max.

Lounge/Dining Room: 6.65m x 5.99m (21'09" x 19'07") at max.

Kitchen: 4.83m x 4.40m (15'09" x 14'05") at max.

Utility Room: 2.90m x 2.08m (9'06" x 6'09")

Bathroom: 2.88m x 2.09m (9'05" x 6'07")

Master Bedroom: 4.09m x 3.57m (13'05" x 11'08") at max.

Master En-Suite: 1.78m x 1.68m (5'10" x 5'06")

Bedroom Two: 4.78m x 2.96m (15'08" x 9'08") at max.

En-Suite: 2.02m x 1.77m (6'07" x 5'09")

Bedroom Three: 4.80m x 2.99m (15'08" x 9'09") at max.

En-Suite: 1.78m x 1.77m (5'09" x 5'09")

Bedroom Four: 2.97m x 2.08m (9'08" x 6'09")

Integral Garage: 3.21m x 2.72m (10'06" x 8'10")





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Services:

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

Council Tax: C

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

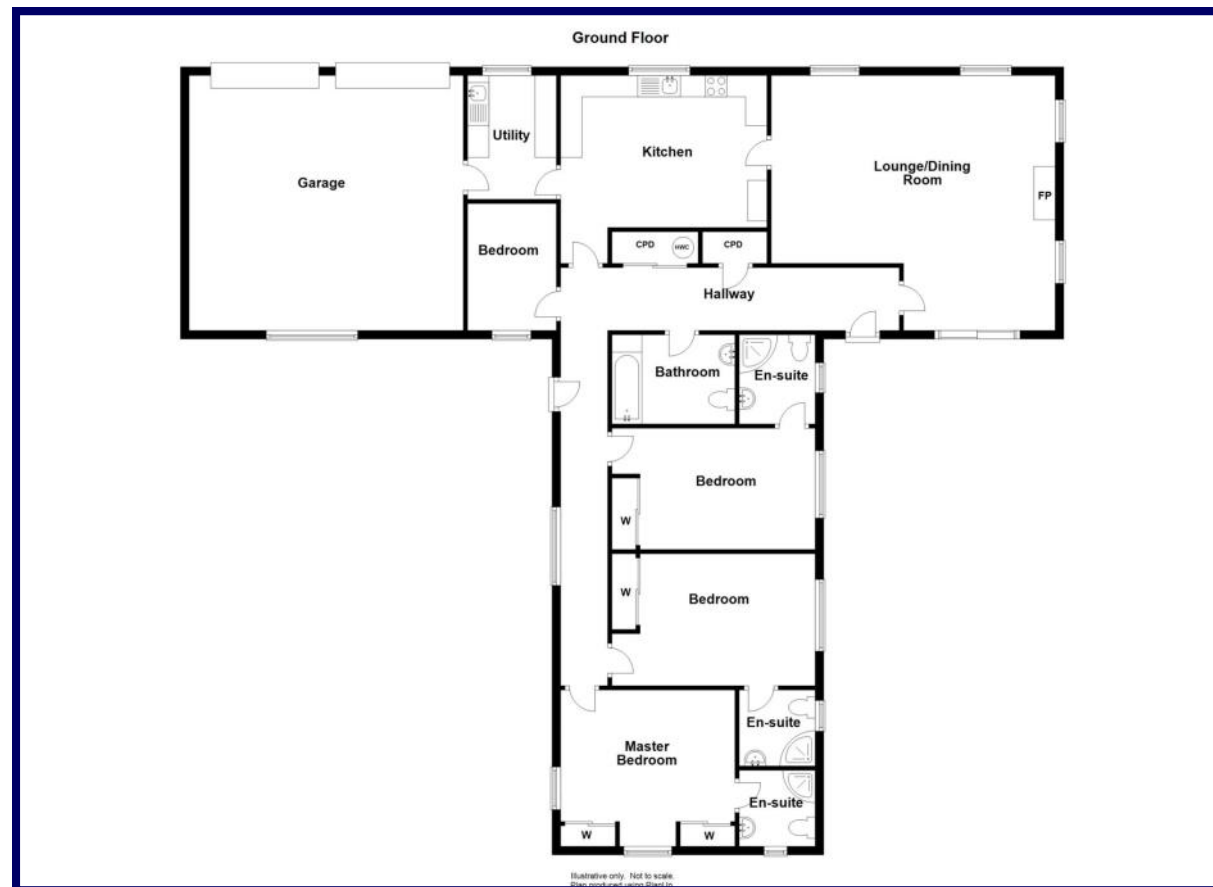
By mutual agreement.

Directions:

Heading towards Milovaig from Glendale take the left hand turn as if heading towards Neist Point. Take the next right turn at the bus shelter signed posted Milovaig and continue on this road, you will pass a red phone box, the driveway for Ard Meanish will be clearly marked with a sign on your right hand side.

Location:

Lower Milovaig is a loop road located within the growing community of Glendale situated on the west coast of the island. The village of Glendale has its own village shop and post office and Community Centre. Dunvegan the nearest main village is some 9 miles away and enhanced facilities are available in Portree, the Islands capital, some 30 miles east. Secondary schooling is available in Portree and a school bus service operates.



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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.