



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



Arduaine, 27 Kilmuir, Dunvegan, Isle of Skye IV55 8GT

Offers Over £265,000

Detached House
Five Bedrooms

Gas and Electric Central heating
Generous Garden Grounds

Stunning Views
Quiet Location

Description:

Arduaine, 27 Kilmuir is a substantial five bedroom house located in the popular village of Dunvegan affording widespread views over the surrounding croft land and towards MacLeod's Tables.

Arduaine, is set within the peaceful crofting township of Kilmuir in Dunvegan located close the village and all the amenities on offer. The property would benefit from a slight degree of modernisation however it still retains a warm, welcoming homely feeling throughout.

The accommodation within is set out over two floors and comprises of Storm Porch, Hallway, Lounge, Kitchen, Dining Room, Three Bedrooms, Cloakroom, Utility Room, Shower Room and Rear Porch on the ground floor. There are two further bedrooms and a shower room on the first floor. The property benefits from UPVC double glazing throughout, gas-fired central heating downstairs, electric storage heating upstairs, an open fire in the lounge and large private garden grounds extending to approximately 0.5 acres or thereby (to be confirmed by title deeds). The large garden grounds are mainly laid to lawn with mature shrubs, bushes and trees. At the rear of the house is a small patio area affording views over the garden towards Macleod's Tables. Parking is provided on a driveway at either side of the property and there is also a detached garage.

Ard Uaine presents a wonderful opportunity to purchase a lovely home in the ever popular village of Dunvegan and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor

Storm Porch 2.23m x 0.89m (7'03" x 2'11").

Entrance Hall 1.91m x 1.16m (6'03" x 3'09").

Cloakroom 1.43m x 1.91m (4'08" x 6'03").

Utility Room 4.59m x 2.68m (15'00" x 8'09")

Kitchen 6.12m x 3.83m (20'00" x 12'06") at max.

Lounge 3.58m x 6.04m (11'08" x 19'09").

Inner Hall 4.78m x 4.76m (15'08" x 15'07") at max.

Dining Room 3.58m x 2.46m (11'08" x 8'00").

Shower Room 2.42m x 1.86m (7'11" x 6'01").

Bedroom One 2.42m x 2.74m (7'11" x 8'11").

Bedroom Two 3.51m x 3.58m (11'06" x 11'08").

Bedroom Three 3.81m x 3.58m (12'06" x 11'09").

Rear Porch 1.16m x 1.21m (3'09" x 3'11").

Upper Floor

Bedroom Four 4.51m x 4.64m (14'09" x 15'02").

Bedroom Five 8.58m x 4.65m (28'01" x 15'02").

Shower Room 3.14m x 1.99m (10'3" x 6'06").

External

Garden

Arduaine is set within neat and well maintained garden grounds which are mainly laid to lawn with established shrubs and bushes. There is a driveway at either side of the property and a detached garage. The garden also hosts a wooden garden shed and a clothes drying area. Spectacular views are afforded from the garden and rear patio towards Macleod's Tables.





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Services:

Mains water, electricity. Drainage to septic tank. Gas and electric central heating.

Council Tax: Band E

EPC Rating:

Band G

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, continue towards Dunvegan and take the road on your left signposted for Kilmuir. Ard Uaine, is the second house on the right.

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 grocery, 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.



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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.