



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



Burnside Cottage, 1 Kendram, Kilmaluag, Isle of Skye, IV51 9UL

Offers Over £200,000

Detached traditional Croft House

3 Bedrooms

Countryside and Sea Views

Oil Central heating and Wood Burning Stove

Garden Grounds and Private Parking

Stunning Location

Description:

Burnside Cottage is a beautifully presented three bedroom detached traditional cottage in the crofting township of Kilmaluag affording views over the surrounding countryside towards the sea.

Burnside Cottage is a delightful three bedroom traditional cottage located in the crofting township of Kilmaluag in the north of Skye where stunning views over the countryside towards the sea are afforded. The property has been lovingly renovated in recent years and is currently a family home.

The accommodation within is set out over two floors and comprises: Entrance porch, hallway, lounge, kitchen, bedroom and shower room on the ground floor with two bedrooms and a toilet located on the first floor. The property further benefits from oil central heating, double glazing and ample built in storage.

Externally the property is set within fully enclosed garden grounds with parking to the front and a private garden to the rear. There is a large timber shed which has electricity and plumbing and currently houses the washing machine and tumble dryer.

Burnside Cottage would make an ideal family home, holiday let or first time buyer opportunity. A true must see to appreciate what is on offer.



Room sizes:

Ground Floor

Entrance Porch

2.25m x 1.60m (7'04" x 5'02") at max

Hall

2.17m x 1.86m (7'01" x 6'01")

Lounge

3.57m x 3.13m (11'08" x 10'03")

Rear Hall

1.71m x 1.79m (5'07" x 5'10") at max

Kitchen

3.60m x 3.02m (11'09" x 9'10")

Shower Room

2.14m x 1.75m (7'00" x 5'08")

Bedroom

2.54m x 3.57m (8'04" x 11'08")

First Floor

Landing

2.00m x 0.82m (6'06" x 2'08")

Master Bedroom

3.23m x 3.57m (10'07" x 11'08")

Bedroom

3.54m x 2.40m (11'07" x 7'10")

W.C

3.84m x 2.77m (12'07" x 9'01") at max.





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Services:

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

Council Tax:

Band B

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:

Travelling from Portree follow the A855 through Staffin and continue for approximately 6 miles. Burnside Cottage is situated on your left-hand side immediately before the Bridge B&B.



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