

The Isle of Skye Estate Agency
 Portree Office: Bridge Road
 Portree
 Isle of Skye
 IV51 9ER
 Ross-Shire
 Kyle of Lochalish
 Kyle Office: Main Street

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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.

Illustrative only. Not to scale.
 Plan produced using PlanUp.



Ground Floor

Location:
 Uig is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists via Lochmaddy. Local services include a general store, petrol station, pub, bakery and the local Isle of Skye Brewery. Secondary education is provided in Portree, some 18 miles to the south, together with all the facilities you would expect of a modern town including supermarkets, shops, banks, cottage hospital, swimming pool/leisure centre and library. With its ferry links, Uig benefits from a daily bus service to Portree.

Directions:
 From Portree follow the A87 heading towards Uig. Upon entering Uig take a right at the sign post A855 for Staffin and follow this road for a short distance up the hill. Take the road on the left sign posted "Idrigill", follow this road along to near the road end, the property will be on the right hand side of the road after the small byre.

Services:
 Mains electricity, water and drainage to septic tank. Telephone and Broadband.

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.

Council Tax:
 D

EPC Rating:
 Band C

The Isle of Skye Estate Agency
 Portree Office: sales@iosea.co.uk
 01478 612 683
 Kyle Office: kyle@iosea.co.uk
 01599 534 555

www.iosea.co.uk

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Chorochoan, 21 Idrigill, Uig, Portree, Isle of Skye

Modern Bungalow built C.2008
 3 Double Bedrooms, 1 En-suite

Generous Garden Grounds with Private Parking
 Stunning Views out over Uig Bay and beyond

Offers Over £240,000

UPVC Double Glazing, Oil CH, MFS
 Close to Local Amenities

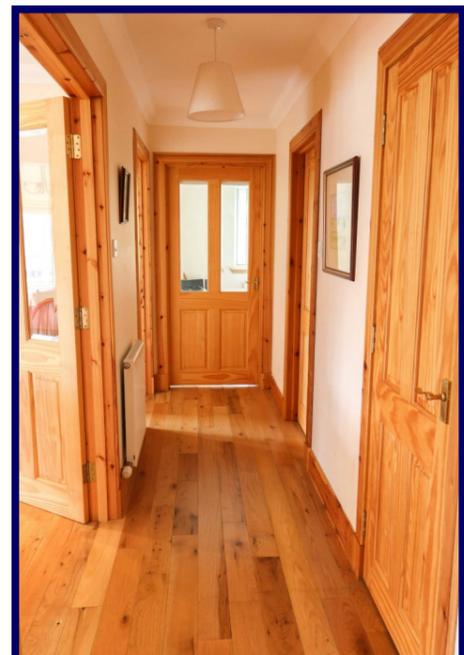
Description:

Chorochoan is a modern, well presented spacious three bedroom bungalow set in an elevated position in the quiet crofting township of Idrigill where delightful views over Uig Bay and out to the Waternish peninsula are afforded.

Chorochoan is a well presented modern property located in the quiet crofting township of Idrigill just north of the village of Uig. The property was built circa 2008 to a Skye Homes design and boasts an interior of three double bedrooms, one with an en-suite shower room, a modern bathroom with modern white three piece suite, an open plan living and dining room with multiple windows taking in the natural light and stunning views on offer. A quaint country styled kitchen with room for dining, access to the utility room and a large shelved storage cupboard providing additional storage space.

The property boasts beautiful solid wooden flooring, solid wooden doors, UPVC double glazed windows and oil central heating, neutral decor and high end finishing's throughout. There is a wonderful multi fuel stove set in the magnificent lounge with high vaulted ceilings and this is all set in a fully enclosed garden with ample private parking to the side of the property on the gravelled area and private drive.

Chorochoan would make a perfect modern family home or wonderful holiday letting property being presented in walk-in condition and being located close to the local amenities that Uig has to offer with the ferry terminal offering journeys to the Outer Isles beyond. Furniture is to be included in the sale.



Room sizes

Ground Floor:

Lounge Area: 15'09" x 13'10" (4.81m x 4.22m)

Dining Area: 12'04" x 12'01" (3.79m x 3.69m)

Kitchen : 12'01" x 12'00" (3.68m x 3.68m)

Utility Room: 9'08" x 5'09" (2.97m x 1.76m)

Hallway: 13'10" x 3'07" (4.22m x 1.10m)

Bedroom One: 9'09" x 8'07" (2.99m x 2.64m)

Store Room: 5'10" x 5'09" (1.79m x 1.78m)

Bathroom: 7'03" x 5'09" (2.23m x 1.76m)

Bedroom Two: 9'09" x 8'01" (2.99m x 2.48m)

Master Bedroom: 12'00" x 10'01" (3.68m x 3.09m) at max

En-Suite: 08'01" x 5'04" (2.46m x 1.64m)

Garden

Chorochoan is set within fully enclosed fenced garden grounds and is accessed through a large gate with recently gravelled driveway and surrounds. Parking and turning is provided to the sides of the property. There is the oil tank and boiler located to the side, with ramp access to the utility porch. The property benefits from a patio area leading to the main dwelling and this acts as a delightful sun trap throughout the day. There are two small lawn areas on either side of the drive.

The rear garden is sloped and extends up the hill which is covered in well established trees, bushes and shrubs. This provides several options and ideally could be terraced to enjoy the views on offer. The drying area is located here. The garden further extends over the little mound to the side and again provides a variety of options to prospective purchasers.

