



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## Cnoc Hol, 2Linicro, Kilmuir, Isle of Skye IV51 9YN

**Offers Over £260,000**

Detached House

Electric Central Heating

Stunning Views

Five Bedrooms

Generous Garden Grounds

Quiet Location

## Description:

**Cnoc Hol, 2 Linicro is a substantial five bedroom house located in the popular township of Linicro, Kilmuir on the north coast of Skye and affords widespread views over the surrounding croft land and towards Western Isles.**

Cnoc Hol, 2 Linicro is set within the peaceful crofting township of Linicro, Kilmuir located close to the village of Uig and all the amenities on offer. The property sits in an elevated position and affords stunning views over the surrounding croft land towards the Western Isles. Set in well maintained garden grounds Cnoc Hol overlooks Monkstadt House, once the seat of Clan Donald and close to the point where Bonnie Prince Charlie landed on Skye in 1746.

The accommodation within is set out over two floors and comprises of Entrance Hall, Inner Hall, , Hallway, Lounge, Kitchen / Diner, Shower Room, Rear Lobby and three bedrooms on the ground floor. There are two further bedrooms and a bathroom on the first floor. The property benefits from UPVC double glazing throughout, electric central heating.

The large garden grounds are mainly laid to lawn with mature shrubs, bushes and trees and provides a private space in which to take in the beautiful views. Parking is provided on the driveway and there is also a detached garage to the side of the property.

Cnoc Hol presents a wonderful opportunity to purchase a lovely home in this ever popular part of Skye and must be viewed to fully appreciate what is on offer.



# Room sizes

## Ground Floor

**Entrance Hall** 4.61m x 3.60m (15'01" x 11'09")

**Bedroom One** 3.56m x 3.59m (11'08" x 11'09")

**Inner Hall** 0.96m x 6.12m (3'01" x 20'01")

**Lounge** 3.58m x 5.62m (11'09" x 18'05")

**Kitchen** 4.34m x 3.57m (14'02" x 11'08")

**Bedroom Two** 3.36m x 3.58m (11'00" x 11'08")

**Bedroom Three** 2.50m x 2.88m (8'02" x 9'05")

**Shower Room** 2.50m x 1.81m (8'02" x 5'11")

**Rear Lobby** 1.22m x 0.87m (3'11" x 2'10")

**Utility** 1.55m x 1.22m (5'01" x 3'11")

## Upper Floor

**Bedroom Four** 4.00m x 4.81m (13'01" x 15'09")

**Bedroom Five** 2.28m x 9.38m (7'05" x 30'09")

**Bathroom** 3.14m x 1.99m (10'3" x 6'06").





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## Services:

Mains water, electricity. Drainage to septic tank. Electric 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

## Entry:

By mutual agreement.

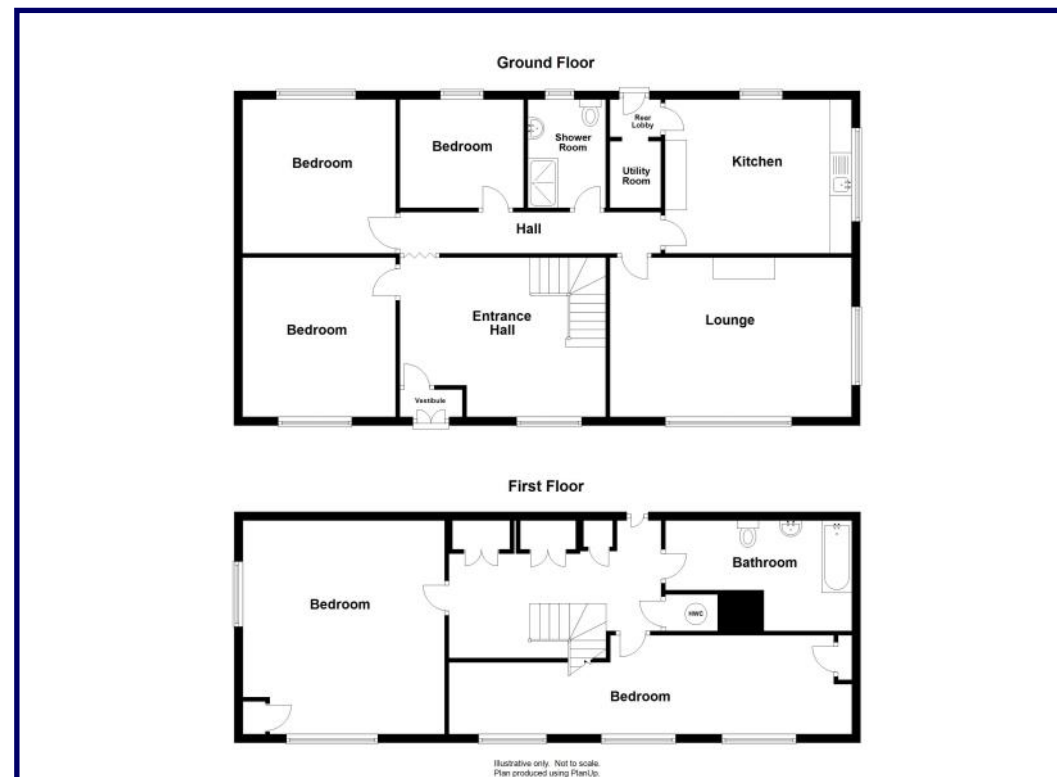
## Directions:

Heading north out of Uig you will pass through Totescore before reaching Linicro. Continue through Linicro and Cnoc Hol is on your right hand side. There is a name sign at the bottom of the driveway

## Location:

Linicro is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and church. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub and the local Skye Brewery. More enhanced services including supermarket, many restaurants, DIY store, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south.

It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



## The Isle of Skye Estate Agency

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.