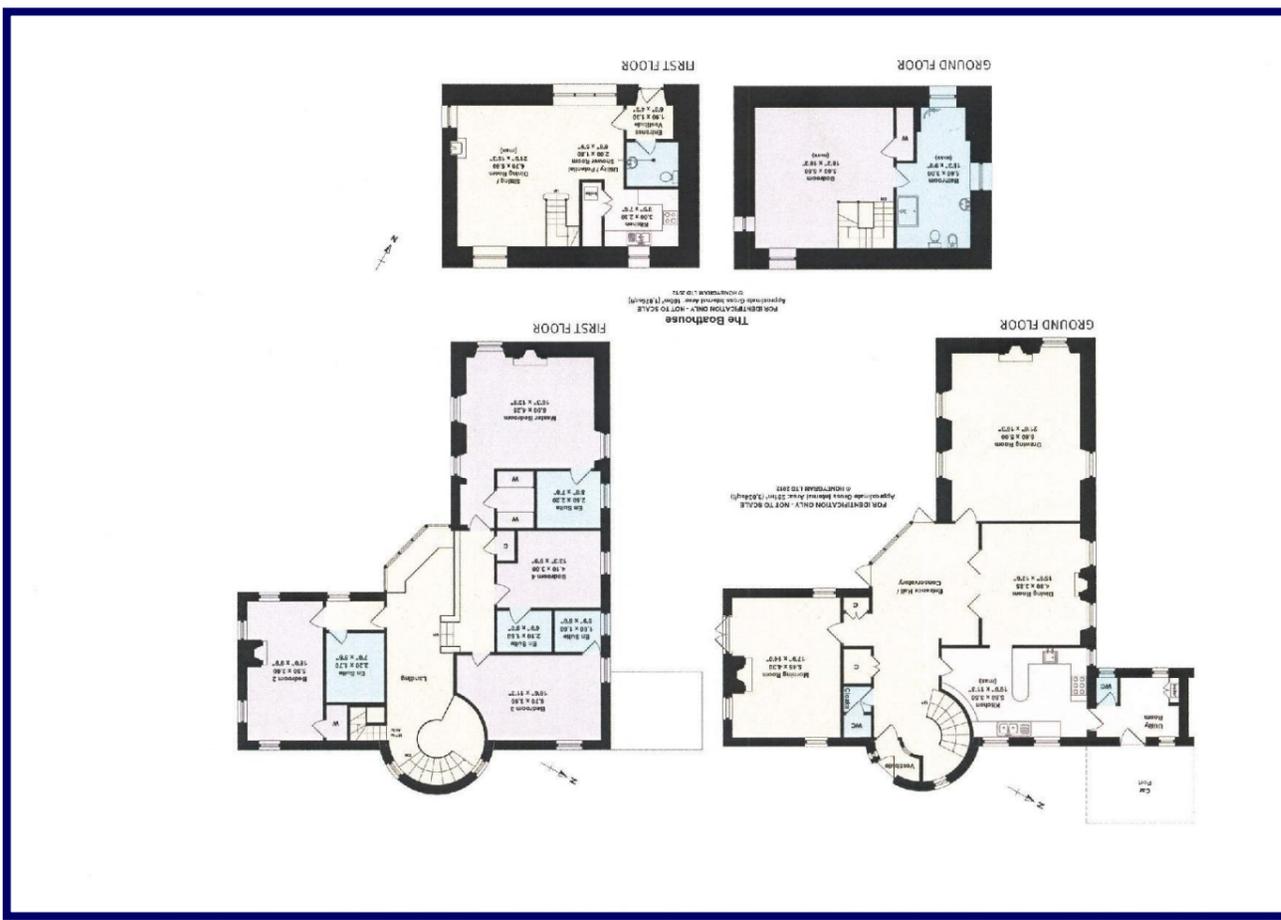


**The Isle of Skye Estate Agency**  
 Portree Office: Bridge Road  
 Portree  
 Isle of Skye  
 IV51 9ER  
 IV51 9ER  
 Ross-Shire  
 Kyle of Lochalish  
 Kyle Office: Main Street  
 IV54 8RD



**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

# The Isle of Skye Estate Agency



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.

**Services:**  
 Mains water and electricity, drainage to septic tank.  
 LPG underfloor central heating system.  
**Council Tax:**  
 Band G  
**EPC Rating:**  
 Band D  
**Home Report:**  
 Please contact The Isle of Skye Estate Agency.  
**Views:**  
 Strictly by appointment through The Isle of Skye Estate Agency.  
**Entry:**  
 By mutual agreement.  
**Directions:**  
 From Portree take the A87 towards Uig and follow this road until you reach the turn off for Kingsburgh on your left hand side and take this turning. Follow the single track road till you reach a fork in the road and veer right, shortly after this turning you will see a sign on your left hand side for Crionach & the Boathouse.



# 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



**Crionach & The Boathouse, 3 Kingsburgh, Isle of Skye** **Offers Over £735,000**

Superior Detached Property      5 \* Self Catering Cottage Available  
 4 En-Suite Bedrooms              Panoramic Views  
 Underfloor LPG Central Heating  
 Potential for B&B or Large Family Home

## Description:

Crionach is an exceptional and unique four bedroom property complete with a luxury one bedroom self-catering cottage set in a spectacular and private setting on the edge of Loch Snizort from where panoramic views are afforded towards the Cuillin mountain range and the Outer Hebrides.

Crionach is an impressive four bedroom architect designed property which was completed in 2002 and is finished to a very high standard. The bright and spacious accommodation has been designed and positioned to maximise the stunning views that surround with almost every window affording views over Loch Snizort. Attention to detail is evident throughout this property with Caithness slate and hardwood flooring, underfloor heating on the ground floor and quality fittings and finishing's throughout. The accommodation is conveniently arranged around a bright and welcoming hall and bespoke circular staircase on the ground floor and large galley landing on the first floor. There is an excellent balance of reception rooms and bedrooms, which make it ideal for family life and entertaining.

In addition to the main dwelling is The Boathouse which has been lovingly restored and renovated to an exceptional standard while still retaining many of its original features. Currently run as an award winning five star self catering cottage with an annual turnover of £35,000 (approx). The accommodation within comprises comfortable sitting room with wood burning stove, modern fitted kitchen, utility room with wc. Upstairs has been converted into an impressive bedroom with beautiful en suite bathroom. There is underfloor heating throughout.

A property this special, truly merits the phrase "Viewing Essential".

OFFERS OVER £535,000 ARE INVITED FOR CRIONACH.

OFFERS OVER £735,000 ARE INVITED FOR CRIONACH AND THE BOATHOUSE.



## Room sizes

Morning Room: 17'9 x 14'0 (5.45m x 4.30m)

Drawing Room: 21'6 x 16'3 (6.60m x 5.00m)

Dining Room: 15'6 x 12'6 (4.80m x 3.85m)

Kitchen: 19'0 x 11'3 (5.80m x 3.50m)

Master Bedroom: 16'3 x 13'9 (5.00m x 4.25m)

Master En Suite: 8'0 x 7'0 (2.50m x 2.20m)

Bedroom Two: 18'0 x 9'9 (5.50m x 3.00m)

En Suite: 7'0 x 5'6 (2.20m x 1.70m)

Bedroom Three: 18'6 x 11'3 (5.70m x 3.50m)

En Suite: 5'9 x 5'0 (1.80m x 1.60m)

Bedroom Four: 13'3 x 9'9 (4.10m x 3.00m)

En Suite: 6'9 x 5'0 (2.10m x 1.60m)

## The Boathouse

Entrance Vestibule: 6'0 x 4'3 (1.90m x 1.30m)

Utility/Shower Room: 6'6 x 5'9 (2.00m x 1.80m)

Kitchen: 9'9 x 7'6 (3.00m x 2.30m)

Sitting/Dinning Room: 21'9 x 18'3 (6.70m x 5.60m)

Bedroom: 18'3 x 18'3 (5.60m x 5.60m)

Bathroom: 18'3 x 9'9 (5.60m x 3.00m)

