



# 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



## Cuinneag, 2 Annishader, Isle of Skye, IV51 9XQ

Detached House

Four Bedrooms ( 2 en suite )

Large Private Garden Grounds

Double Glazing and Oil Central Heating

**Offers Over £380,000**

Loch and Countryside Views

Close to Portree

## Description:

**\*\*\* ON SALE AT £15,000 BELOW HOME REPORT VALUE \*\*\***

Cuinneag, 2 Annishader is an immaculately presented detached four bedroom property set within the scenic crofting township of Annishader affording views across the surrounding croft land.

'Cuinneag' is a substantial detached property set within attractive garden grounds located within a short commute from Uig and Portree. The property has been well maintained by the current owners and is presented in walk in condition boasting contemporary décor throughout.

The generous accommodation within is spread over two floors with the lower level consisting of a welcoming entrance hall, lounge, kitchen/dining room, utility room, W.C., and en-suite double bedroom. The first floor comprises a landing, three double bedrooms (one en suite) and a family bathroom. The property further benefits from UPVC double glazing, oil fired central heating and high quality fittings and fixtures throughout.

Externally the subjects are set within beautiful private garden grounds with gravel driveway which leads to a parking area. The garden grounds host neat areas of lawn along with a woodshed, workshop, garage with lights and electricity, a feed room and two stables with a concrete yard.

'Cuinneag' will make a stunning family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.



# Room sizes

## Ground Floor

Entrance Hall  
4.10m x 4.10m (13'05" x 13'05")

Cloakroom  
2.43m x 1.18m (7'11" x 3'10")

Lounge  
4.20m x 4.10m (13'09" x 13'05")

Kitchen / Dining  
3.61m x 8.81m (11;10" x 28.10")

Utility Room  
3.10m x 1.60m (10'02" x 5'02")

Bedroom One  
3.51m x 4.10m (11'06" x 13'05")

En-suite  
1.88m x 3.10m (6'01" x 10'02")

## First Floor

Bedroom Two  
3.49m x 6.31m (11'05" x 20'08") at max

En-Suite  
1.33m x 2.44m (4'04" x 8'00")

Bedroom Three  
4.84m x 2.93m (15'10" x 9'07")

Bedroom Four  
4.84m x 3.26m (15'10" x 10'08")

Bathroom  
1.89m x 3.44m (6'02" x 11'03")





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## Services:

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

**Council Tax:** Band E

## EPC Rating:

Band C

## 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:

Follow the A87 from Portree towards Uig. After approximately 7 miles turn right at the Annishader sign post and Cuinneag is the first house on the right after crossing the cattle grid.

## Location:

Cuinneag sits in a rural location with views of Dun Cruinn and Loch Snizort. Portree, the islands principal town, is approximately 7 miles away and benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and also both secondary and primary schools. The Skye Bridge is some 32 miles to the south providing toll free access onto the mainland.



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.

## 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