



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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Cul na Creagan, 1—2 Garalopin, Woodend, Portree, Isle of Skye, IV51 9LN.

Offers Over £290,000

Substantial Detached Property

6 Bedrooms (3 en-suite) with 1 Bed Self-Contained Annex

Bed & Breakfast Potential

Generous Living Accommodation

Oil Fired Central Heating

Located Close to Portree

Description:

Cul na Creagan is a substantial detached six bedroom property with self contained one bedroom annex located in the crofting township of Garalopin with widespread views over the surrounding croft land.

Cul na Creagan is a spacious property with generous size living accommodation and would make a wonderful family home or excellent Bed and Breakfast establishment being ideally located close to all the local amenities Portree has on offer. The property would benefit from a degree of modernisation but offers potential purchasers the opportunity to create a wonderful home to their own taste and specification.

The generous accommodation within is spread over two floors with the lower level consisting of entrance hallway, lounge, kitchen/dining room, bathroom and two bedrooms (1 en suite). A staircase from the hallway grants access to the first floor which consists of landing, four bedrooms (2 en suite) and shower room. The self contained annex comprises of lobby/utility, lounge and kitchen on the ground floor with an en suite bedroom located on the first floor. The property further benefits from double glazing, oil fired central heating in the main house and ample built in storage.

Externally the property is set within generous garden grounds which are mainly laid to lawn with established shrubs and bushes bordering. Ample parking is provided for several cars on the gravel driveway to the front and side of the property.

Cul na Creagan would make a beautiful large family home set in a quiet location, or could easily be used as a delightful B&B establishment, all set a short distance from Portree and the local amenities the area offers.



Room sizes:

Ground Floor:

Hallway: 15'00 x 13'11 (4.59m x 4.27m) at max.

Lounge: 21'01 x 14'08 (6.45m x 4.48m)

Kitchen/Dining Room: 25'05 x 10'07 (7.75m x 3.23m)

Bedroom One: 11'09 x 11'01 (3.60m x 3.38m)

Bedroom Two: 11'00 x 10'07 (3.37m x 3.23m)

En Suite: 7'06 x 3'03 (2.29m x 1.01m)

Bathroom: 10'07 x 6'01 (3.23m x 1.88m)

First Floor:

Landing: 18'00 x 5'09 (5.49m x 1.75m) at max.

Bedroom Three: 15'00 x 10'04 (4.58m x 3.17m) at max.

En Suite: 6'00 x 5'02 (1.84m x 1.58m)

Bedroom Four: 13'00 x 8'05 (3.97m x 2.57m) at max.

En Suite: 8'04 x 3'02 (2.56m x 0.99m)

Bedroom Five: 11'09 x 8'05 (3.60m x 2.57m)

Bedroom Six: 13'10 x 10'04 (4.22m x 3.17m) at max.

Shower Room: 9'00 x 5'04 (2.75m x 1.64m)

Annex:

Lobby/Utility: 12'07 x 5'04 (3.85m x 1.63m) at max.

Lounge: 14'02 x 12'07 (4.32m x 3.84m) at max.

Kitchen: 7'05 x 7'01 (2.26m x 2.17m)

Bedroom: 15'07 x 12'06 (4.77m x 3.83m) at max.

En Suite: 6'02 x 5'05 (1.89m x 1.74m)





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Services:

Mains water and electricity. Drainage to septic tank. Oil Central Heating in Main House and Electric Storage Heating in Annex.

Council Tax:

Band D

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:

From Portree take the B885 towards Struan and continue on this road passing Ace Target Sports, do not take the slip road to Struan and instead continue straight ahead. Cul na Creagan will be on your right hand side just before Portree Riding Stables.



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.

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