



# 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



**Feochan, 11 Fisherfield, Viewfield Road, Isle of Skye, IV51 9EU**

**Offers Over £480,000**

Detached House  
Seven Bedrooms

Private Garden  
Double Glazing and Central Heating

Stunning Views  
Enviably Position



## Description:

**Feochan is a substantial detached seven bedroom property set within private garden grounds close to the centre of Portree.**

Presented in walk-in condition the property is a short distance from the village centre and the amenities on offer.

Feochan is a generously proportioned property set within private garden grounds and currently operates as a successful B&B premises but would equally make an excellent family home. The property is located in a quiet area of Portree and is ideally located close to the centre of the village.

The house comprises: entrance vestibule, hallway, kitchen, utility, dining room, lounge, bathroom and three bedrooms (1 en suite) on the ground floor with 4 en suite bedrooms on the first floor. The internal door to the hall is lockable allowing for separation of the business and personal areas. The property further benefits from uPVC double glazing and oil fired central heating. There is a wood burning stove in the lounge.

Externally the property is set within generous garden grounds which are laid to neat areas of lawn with established trees, shrubs and bushes. To the side is a large tarmac driveway providing ample parking. Timber sheds provide storage and views towards the bay are afforded.

Feochan would make a beautiful large family home set in a quiet location, or could easily be utilised as a bed & breakfast business, situated in a prime location in the village of Portree. Feochan must be viewed to appreciate the full package and opportunity on offer.





# Room sizes

## Ground Floor

Entrance Vestibule 1.46m x 2.58m (4'09" x 8'05").

Hallway 2.83m x 7.50m (9'03" x 24.07") at max.

Lounge 4.94m x 5.28m (16'02" x 17'03").

Dining Room 2.98m x 3.59m (9'09" x 11'09").

Kitchen 2.98m x 3.69m (9'09" x 12'01").

Utility 5.38m x 4.25m (17'07" x 13'11") at max.

Bathroom 2.98m x 2.18m (9'09" x 7'01").

Bedroom One 2.98m x 3.54m (9'09" x 11'07").

Bedroom Two 4.17m x 3.44m (13'08" x 11'03").

En Suite 1.14m x 2.42m (3'08" x 7'11").

Bedroom Three 4.18m x 2.55m (13'08" x 8'04").



## First Floor

Landing 7.81m x 1.88m (25'07" x 6'01").

Bedroom Four 4.08m x 3.26m (13'04" x 10'08") at max.

En Suite 1.49m x 2.46m (4'10" x 8'00").

Bedroom Five 3.37m x 2.77m (11'00" x 9'01").

En Suite 1.57m x 2.44m (5'01" x 7'08").

Bedroom Six 3.38m x 2.97m (11'00" x 9'09").

En Suite 1.03m x 2.36m (3'04" x 7'09").

Bedroom Seven 3.49m x 5.37m (11'05" x 17'07") at max.

En Suite 1.49m x 2.47m (4'10" x 8'01").





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## Services:

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

**Council Tax:** Band G

## EPC Rating:

Band

## 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 south out of Portree and Feochan is situated on the left hand side just before the large layby at the cemetery.

## Location:

Feochan is located a short walk from the centre of Portree, the capital of the Island and benefits from all the amenities you would expect of a thriving area including a supermarket, garage, several shops, hotels, restaurants and leisure centre. The town also has facilities of a modern medical centre, cottage hospital and primary and secondary schooling. The location offers all the advantages of the town and yet is close enough to the many hill and coastal walks, and places of interest the area has to offer, with the Skye Bridge some 32 miles to the south providing 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