



# 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)

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

01599 534 555



**Half of 2 Torrln, Isle of Skye, IV49 9BA**

**Detached Property**

**Immaculately Presented**

**2 Bedrooms (1 en-suite)**

**Oil Fired Central Heating**

**Large Detached Outbuilding**

**Views Towards Bla Bheinn**

**Offers Over £255,000**



## Description:

Half of 2 Torrin is an immaculately presented two bedroom property set in an enviable position boasting spectacular views towards Bla Bheinn in the scenic Isle of Skye.

The property is set within the picturesque village of Torrin occupying a highly desirable position boasting uninterrupted views of the surrounding area. Half of 2 Torrin is presented in walk-in condition and finished to a very high standard with bright and airy rooms all finished in neutral tones.

The bright and airy accommodation within benefits from a multi setting mood-lighting system and comprises of: entrance vestibule, lounge/diner, kitchen, utility, bathroom and en-suite double bedroom on the ground floor. The attic level hosts one further bedroom. The property further benefits from UPVC double glazing throughout, oil fired central heating & partial under floor heating, a multi-fuel stove together with ample built in storage throughout.

Externally, the property is set within neat fully enclosed garden grounds. The immediate garden grounds are laid to gravel providing ample parking for vehicles to the rear and side of the property. The remainder of the garden grounds are laid to neat areas of lawn boasting wonderful views. The property is accessed via a private gravelled driveway from the quiet township road. The garden grounds also host a detached concrete blockwork store with a decking area to the rear from where you can enjoy the peaceful surroundings.

Half of 2 Torrin would make a beautiful home set in a stunning location with breathtaking views towards Bla Bheinn and must be viewed to fully appreciate the setting and views on offer.



## Room sizes:

### Ground Floor:

**Entrance Vestibule:** 2.01m x 1.10m (6'07" x 3'07").

**Lounge/Diner:** 6.21m x 5.21m (20'04" x 17'01") at max.

**Kitchen:** 4.06m x 1.99m (13'03" x 6'06").

**Utility:** 1.47m x 1.79m (4'09" x 5'10") at max.

**Bathroom:** 2.34m x 1.76m (7'08" x 5'09").

**Master Bedroom:** 5.56m x 5.23m (18'02" x 17'02") at max.

**En-Suite:** 2.77m x 1.95m (9'00" x 6'04") at max.

### Attic Level:

**Bedroom Two:** 3.93m x 3.90m (12'10" x 12'09").







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## Services:

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

## Council Tax:

Band B

## EPC Rating:

Band F

## 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 Broadford take the B8083 and enter the village of Torrìn. After passing over the cattle grid continue on the township road a short distance, passing the red post box. Just beyond the red post box as you start to proceed downhill, you will see the sign for 'Half of 2 Torrìn' on the right hand side with a gravelled driveway.



Total area: approx. 86.2 sq. metres (928.3 sq. feet)

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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Kyle Office: Main Street  
Kyle of Lochalsh  
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