



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



Half of 4 Flashadder, By Portree, IV51 9PT.

Detached Cottage

Two Bedrooms

Close to Portree and Dunvegan

Generous Garden Grounds

Electric Heating

Detached Outbuilding

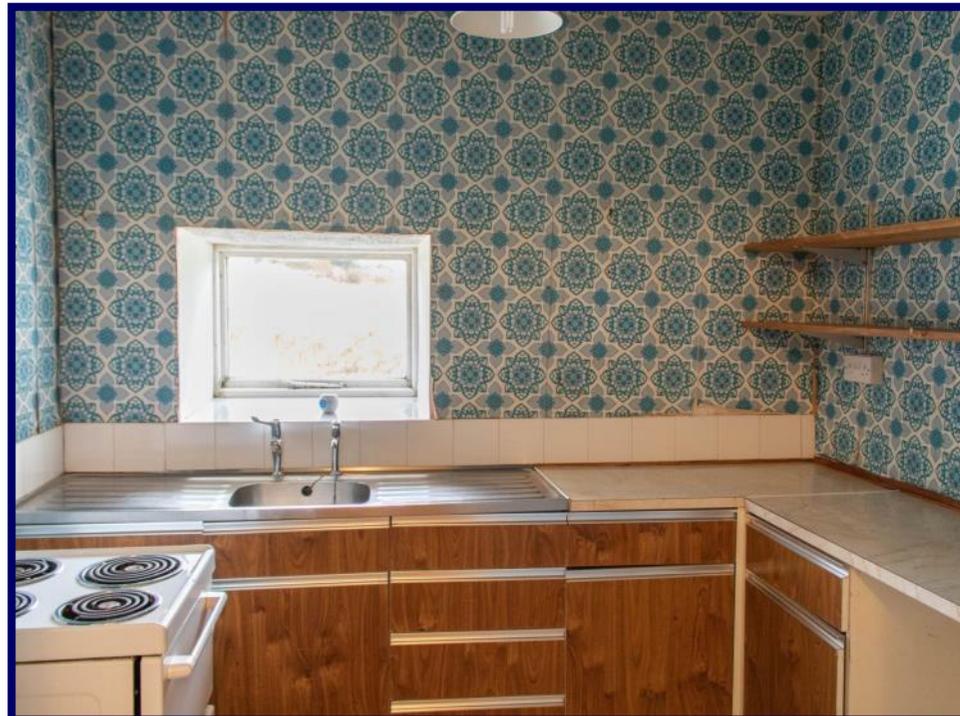
Offers Over £135,000

Description:

Half 4 Flashadder is a charming two bedroom former black house located a mile from the village of Edinbane. The property is in need of renovation and modernisation but still retains much of it's character and charm and would make a lovely home or holiday retreat upon completion.

The accommodation within is set out over one level and comprises of entrance hallway, living room, kitchen, shower room, inner hall and two bedrooms. The property further benefits from electric storage central heating, open fire and private garden grounds. The property is surrounded by generous garden grounds which hosts a number of established trees, shrubs and bushes. To the rear of the property is a detached outbuilding which offers the potential for further development subject to the relevant consents.

1/2 4 Flashadder offers an excellent opportunity to create an ideal home or holiday retreat, upgraded to your own taste and specification that must be viewed to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hall

3.86m x 4.41m (12'07" x 4'07") at max.

Kitchen

2.52m x 2.30m (8'03" x 7'06")

Living Room

4.23m x 4.03m (13'10" x 13'02")

Inner Hall

2.43m x 0.96m (7'11" x 3'01")

Bedroom One

2.98m x 2.45m (9'09" x 8'00")

Bedroom Two

4.03m x 2.17m (13'02" x 7'01")

Shower Room

2.28m x 1.42m (7'05" x 4'07")





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Services:

Mains water and electricity. Drainage to septic tank.

Council Tax: Band B

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

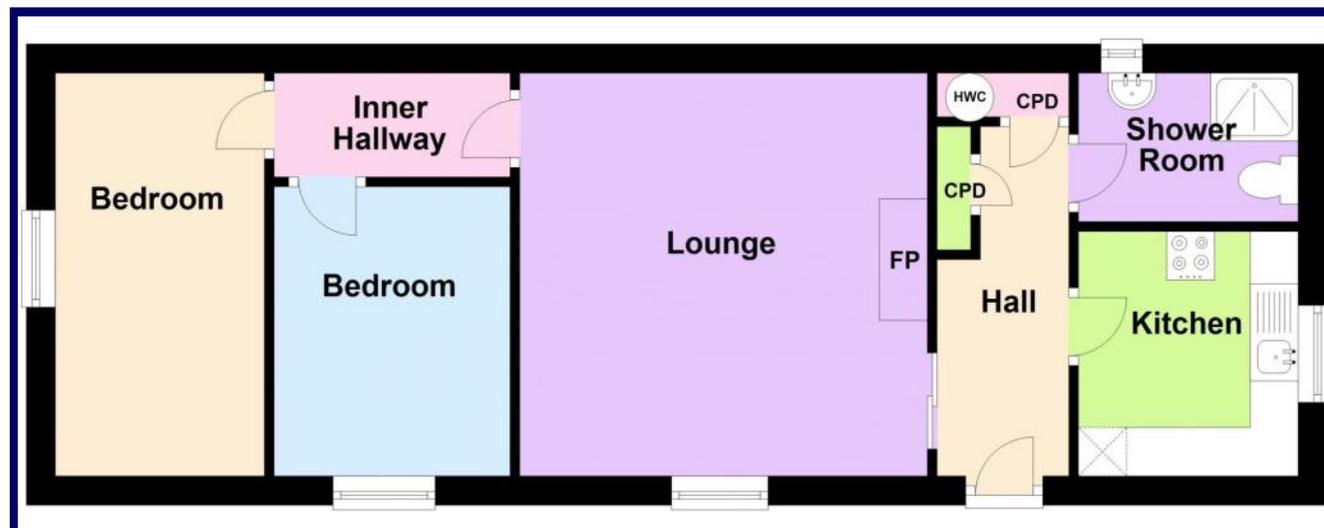
Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

From Portree take the A850 towards Dunvegan and continue on this road until you enter Flashadder and the 50 mph speed limit, half of 4 Flashadder will be clearly marked on your right hand side. If you reach the Church of Scotland you have gone too far.



Location:

Half of 4 Flashadder is centrally located on the island in the crofting township of Flashadder lying between Portree and Dunvegan. The village of Edinbane is just a mile away and offers a small range of facilities including hotel, restaurant, primary school, community hall, pottery and furniture store. Dunvegan, some 10 miles to the west, is the home to Dunvegan Castle – seat of the Clan MacLeod and one of the oldest inhabited castles in Europe. Facilities in the village include shops, restaurants, bakers, architects, household store, tourist information, doctor's surgery and primary school. Secondary education is provided in Portree, some 12 miles to the east, together with all the facilities you would expect of a growing village including supermarket, shops, banks, cottage hospital, swimming pool and library.

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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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD