



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



Hillside, 21 Kilmuir, Dunvegan, Isle of Skye, IV55 8GT.

Traditional Croft House

3 Bedrooms

Private Garden Grounds

Close to Local Amenities

Offers Over £170,000

UPVC Double Glazing and Oil Central Heating

Views Over Croft Land & MacLeod's Tables

Description:

Hillside is a well presented three bedroom traditional 1 1/2 story croft located in the popular village of Dunvegan affording views over the surrounding croft land and the MacLeod's Tables.

Hillside is a spacious traditional croft house within the pretty and popular village of Dunvegan located close to all amenities and facilities the village has to offer. The property has been well maintained by the current owners and is presented in walk-in condition with bright and spacious living accommodation.

The generous accommodation within is set out over two floors and comprises of entrance hallway, lounge, dining room, kitchen and bathroom on the ground floor with three bedrooms and store room located on the first floor. The property further benefits from UPVC double glazing throughout, oil fired central heating, ample storage and generous garden grounds.

Externally, the large fully enclosed garden grounds are mainly laid to lawn with an established hedge providing privacy. Parking is available on the gravel driveway.

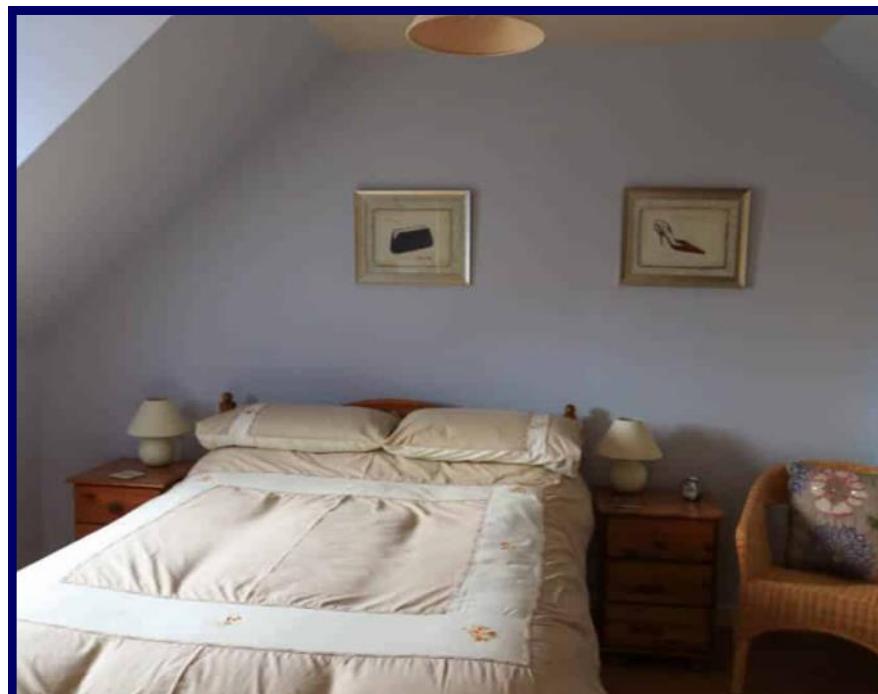
Hillside presents a wonderful opportunity to purchase a lovely family home of holiday letting opportunity and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hallway: 13'09 x 10'07 (4.21m x 3.23m) at max.



Lounge: 13'05 11'00 (4.10m x 3.36m)

Dining Room: 13'06 x 9'11 (4.12m x 3.03m)

Kitchen: 11'03 x 8'06 (3.45m x 2.61m)

Bathroom: 8'04 x 7'06 (2.56m x 2.30m) at max.



Upper Floor:

Landing: 11'00 x 4'04 (3.35m x 1.34m) at max.



Bedroom One: 14'11 x 11'05 (4.57m x 3.49m)

Bedroom Two: 15'01 x 9'05 (4.60m x 2.87m) at max.

Bedroom Three: 10'09 x 4'07 (3.29m x 1.42m)



Store Room: 5'09 x 5'05 (1.77m x 1.66m)



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Council Tax:

Business Rates

Entry:

By mutual agreement.

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

Mains water and electricity. Drainage by way of septic tank.

Directions:

From Portree take the A87 trunk road towards Dunvegan, at the Borve junction take the A850 to Dunvegan, continue on this road and as you approach Dunvegan Hillside will be the first house on your left after Croft Studio.

Location:

The pretty and popular village of Dunvegan is located on the West coast of the island and has a good selection of local services. The facilities include grocers shops, hotels, a bakers shop, restaurants, petrol stations, a primary school and modern medical centre. It is also home to the world famous Dunvegan Castle and visitor centre. Portree, the island's capital town is some 22 miles away and here you will find enhanced services including a hospital and secondary school.

Ground Floor



First Floor



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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IV51 9ER

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Kyle of Lochalsh
Ross-Shire
IV54 8RD