



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



Idrigill House, 1 Idrigill, Uig, Isle of Skye, IV51 9XU

Substantial Detached House
7 Bedrooms

Generous Private Garden Grounds
Double Glazing and Oil Fired Central Heating

Offers Over £400,000

Stunning Views

Description:

Idrigill House is a substantial detached seven bedroom property set within private garden grounds in a stunning location overlooking the bay towards the Ascrib Islands and the Waternish peninsula. The property is a short distance from the village centre and the amenities on offer there.

Idrigill House is a generously proportioned property set within private garden grounds overlooking the bay towards the Ascrib Islands and the Waternish peninsula. The spacious property is ideally suited to be a family home as well as offer the potential to be a Bed & Breakfast establishment. The property is located at the end of a quiet road and is ideally positioned close to the centre of the village.

The house comprises: hallway, lounge, kitchen, bathroom, utility, W.C, and four bedrooms (one en suite) on the ground floor with 3 bedrooms, shower room, bathroom and two large stores on the first floor. The property further benefits from uPVC double glazing and oil fired central heating. There is an open fireplace in the lounge. Below the house is large storage area with access taken from a door at the side of the property. Externally the property is set within generous garden grounds approximately 0.5 acres in size (to be confirmed by title deeds) which are laid to neat areas of lawn with established trees, shrubs and bushes. A driveway leads from the township road and provides parking for several cars. A large timber shed to the side of the property provides storage. Idrigill House 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 stunning location close to the centre of Uig.



Room sizes

Ground Floor

Entrance Vestibule 2.18m x 0.80m

Hallway 4.50m x 6.75m (14'09" x 22'01") at max.

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

En Suite 1.45m x 1.59m (4'08" x 5'02") at max.

Bedroom Two 3.27m x 3.91m (10'08" x 12'09").

Bedroom Three 2.41m x 2.90m (7'10" x 9'06").

Bathroom 2.41m x 1.79m (7'10" x 5'10").

Bedroom Four 4.02m x 2.84m (13'02" x 9'03").

Utility 4.27m x 2.01m (14'00" x 6'07").

W.C. / Cloakroom 0.74m x 2.01m (2'05" x 6'07").

Kitchen 4.29m x 3.58m (14'01" x 11'09").

Lounge 4.01m x 5.57m (13'01" x 18'03").



First Floor

Landing 4.29m x 7.59m (14'00" x 24'10").

Bedroom Five 3.32m x 4.10m (10'10" x 13'05").

Bedroom Six 3.24m x 3.98m (10'07" x 13'00").

Bedroom Seven 3.24m x 2.96m (10'07" x 9'08").

Shower Room 1.95m x 2.86m (6'04" x 9'04").

Bathroom 1.95m x 2.82m (6'04" x 9'02").

Store Rooms

At either end of the landing are two large store rooms measuring approximately 2.80m x 4.30m (9'00" x 14'00"). Both are sited beside bedrooms and offer potential to become en suite shower rooms or dressing rooms.





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Services:

Mains water and electricity. Drainage to a septic tank. Oil Fired Central Heating.

Council Tax: F

EPC Rating:

Band E

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 A87 to Uig. Continue through the village towards the ferry terminus and take a right immediately before the Caledonian MacBrayne offices. Follow the road until you reach a T-junction and turn left. Idrigill House is situated at the end of the road.

Location:

Uig is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services include a general store, petrol station, pub, bakery and the local Skye Brewery. The nearest primary school is in Kilmuir and secondary education is provided in Portree, some 18 miles to the south, together with all the facilities you would expect of a modern town (although known as 'the village') including supermarkets, shops, banks, cottage hospital, swimming pool and library. With its ferry links, Uig benefits from a daily bus service to Portree with onward links to the mainland. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and a short drive to the north you have the ruins of Duntulm Castle.



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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

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.