



# 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



## Island View Cottage, Glasphein, Staffin, Isle of Skye, IV51 9JZ.

**Offers Over £255,000**

Detached Bungalow

Electric Central Heating & Double Glazing

Stunning Views

Four Bedrooms (1 en-suite)

Generous Garden Grounds

Ideal Family Home

## Description:

**Island View Cottage is an immaculately presented bungalow set within large private garden grounds of approximately 0.3 acres (to be confirmed by title deeds), positioned to take full advantage of the wonderful views over Staffin Island and Bay.**

Island View Cottage is an exceptionally well presented bright and airy property that has been tastefully decorated throughout to create a wonderful family home affording spectacular views over Staffin Bay.

The spacious accommodation within is laid out over one level and consists of an entrance vestibule, hallway, kitchen, lounge, conservatory, 4 bedrooms (1 en-suite), bathroom, shower room, office/bedroom 5 and rear

lobby. The subjects further benefits from electric central heating, a multi fuel stove in the lounge, uPVC double glazing and is decorated in bright neutral tones throughout.

Externally the property has delightful private garden grounds. The front, low maintenance garden is reached via steps from the road. At the rear of the property a decked area leads to a large garden and affords stunning views over Staffin Bay. The generous garden grounds are laid mainly to lawn with established trees, shrubs and bushes.

Island View Cottage provides the opportunity to create a wonderful family home for those looking for the idyllic lifestyle, all set in a stunning location boasting world famous sea views. A truly must see to fully appreciate what is on offer.



# Room sizes

## Ground Floor:

**Entrance Vestibule** 0.92m x 0.86m (3'00" x 2'09").

**Hallway** 3.44m x 6.20m (11'03" x 20'04") at max.

**Kitchen** 4.07m x 2.91m (13'04" x 9'06") at max.

**Lounge** 6.69m x 3.41m (21'11" x 11'02").

**Conservatory** 2.90m x 4.62m (9'06" x 15'01").

**Office / Bedroom 5** 2.94m x 2.58m (9'07" x 8'05").

**Rear Lobby** 1.98m x 2.00m (6'05" x 6'06") at max.

**Master Bedroom** 3.53m x 2.86m (11'06" x 9'04").

**En Suite** 1.07m x 2.30m (3'06" x 7'06").

**Bedroom Two** 3.78m x 2.98m (12'04" x 9'09") at max.

**Bedroom Three** 2.68m x 2.43m (8'09" x 7'11").

**Bedroom Four** 3.23m x 3.69m (10'07" x 12'01").

**Bathroom** 2.64m x 1.65m (8'07" x 5'04").

**Shower Room** 2.21m x 1.77m (7'03" x 5'09").





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01599 534 555

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## Services:

Mains water and electricity. Drainage to a septic tank.  
Electric central heating.

**Council Tax:** Band E

## 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:

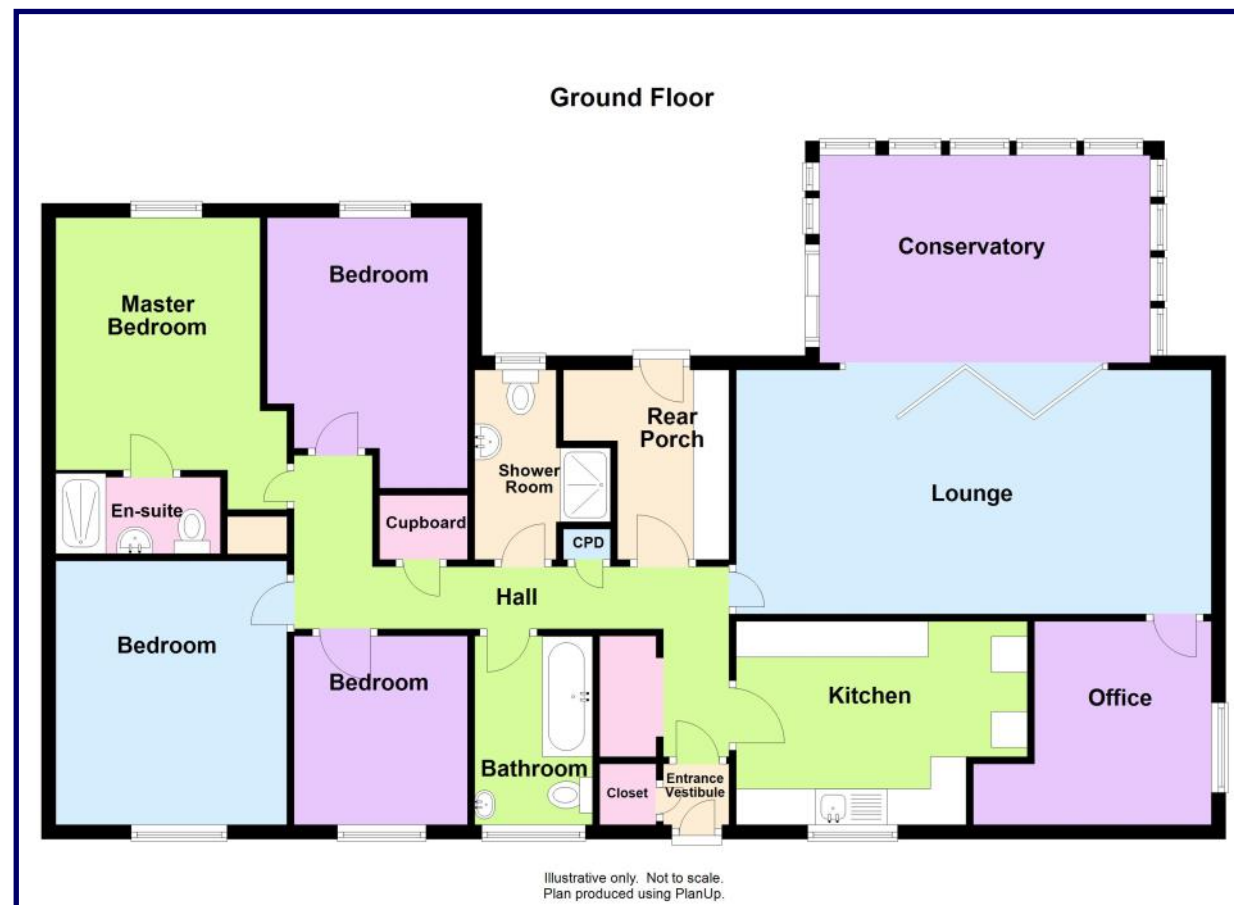
By mutual agreement.

## Directions:

Head north from Portree on the A855 to Staffin. Continue through Staffin and onwards through Stenscholl, Brogaig and onwards up the hill towards Flodigarry. As you enter Glasphein Island View Cottage is on the right hand side with a green fence and a parking area at the front of the property.

## Location:

The picturesque township of Glasphein is situated close to Staffin on the Trotternish Peninsula of Skye and some 15 miles north of Portree the Island's capital. Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.



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