



# 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



## Kensal View, 4 Treaslane, Isle of Skye, IV51 9NX

**Offers Over £230,000**

Detached Croft House

Oil Fired Central Heating

Loch Views

Four Bedrooms

Private Garden Grounds

Detached Garage / Workshop



## Description:

**Kensal View, 4 Treaslane is a four bedroom detached house located in the quiet township of Treaslane affording stunning views over Loch Snizort Beag and the countryside beyond.**

Kensal View is set within the peaceful crofting township of Treaslane, located approximately 10 miles from Portree, the islands principal village, and all the amenities on offer. The property is set in a stunning location affording loch views and, although it would benefit from a degree of modernisation, will make a lovely family home.

The accommodation within is set out over two floors and comprises of Entrance Hall, Kitchen, Lounge, Inner Hall, Bathroom and Two Bedrooms on the ground floor. There are two further bedrooms and a large storage room on the first floor. The property benefits from uPVC double glazing and single glazed timber casement windows, oil-fired central heating, a wood burning stove in the lounge and large private garden grounds.

The large garden grounds are mainly laid to lawn with mature shrubs, bushes and trees. Parking is provided on a driveway to the side of the property and there is also a detached shed for storage.

Kensal presents a wonderful opportunity to purchase a lovely home in a stunning location and must be viewed to appreciate the setting.



# Room sizes

## Ground Floor

### Entrance Hall

1.19m x 5.23m (3'10" x 17'01")

### Kitchen

3.31m x 2.88m (10'10" x 9'05")

### Bedroom One

3.31m x 2.72m (10'10" x 8'10")

### Lounge

3.21m x 3.87m (10'06" x 12'08")

### Inner Hall

2.31m x 1.30m (7'06" x 4'03")

### Bathroom

2.45m x 2.32m (8'00" x 7'07") at max.

### Bedroom Two

3.14m x 3.87m (10'03" x 12'08")

## Upper Floor

**Landing** 1.92m x 2.65m (6'03" x 8'08")

### Bedroom Three

3.36m x 3.12m (11'00" x 10'03")

### Bedroom Four

3.45m x 3.13m (11'04" x 10'03")

### Storage Room

3.04m x 5.86m





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## Services:

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

**Council Tax:** Band D

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

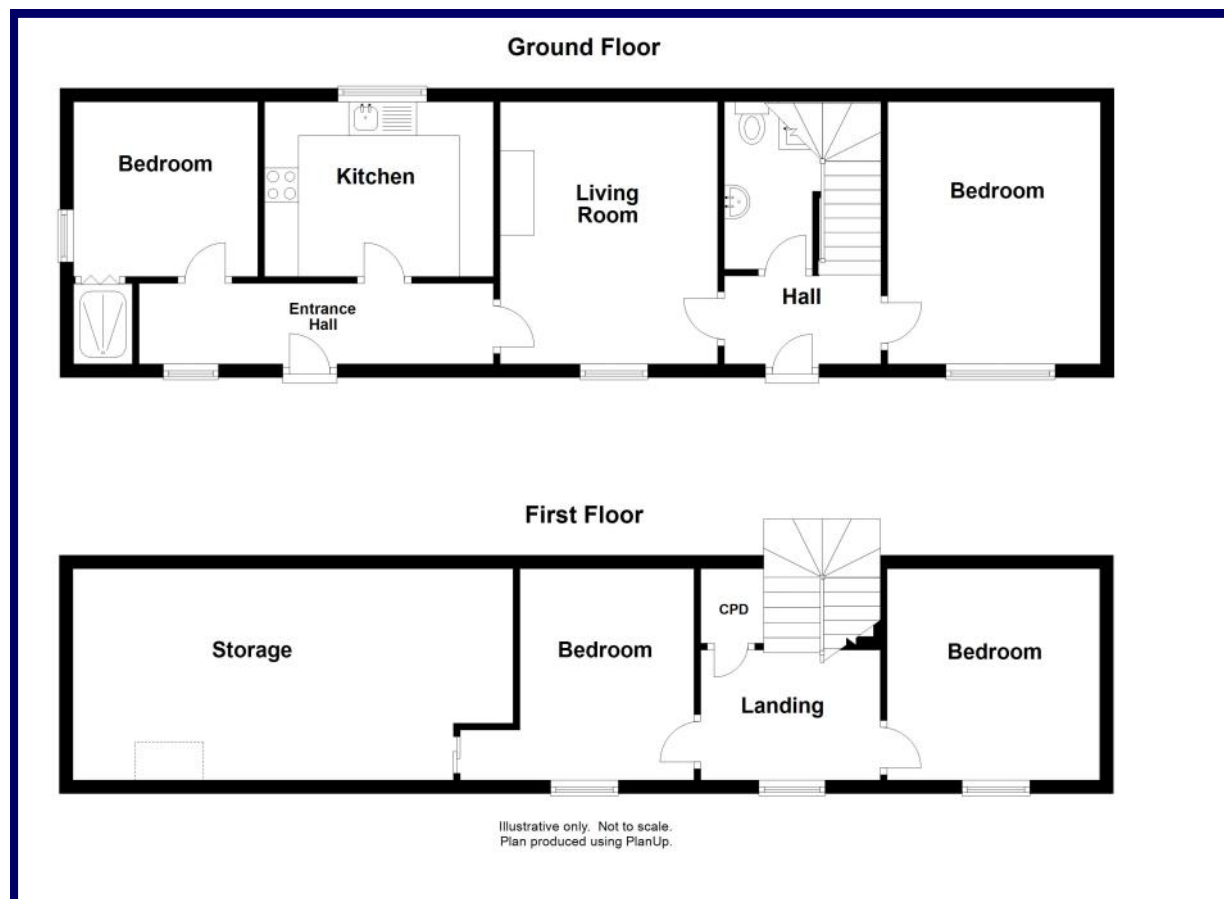
By mutual agreement.

## Directions:

Travel north from Portree on the A87 for approximately 4 miles then take the left hand fork signposted for Dunvegan (A850). Continue for approximately 6 miles and turn right at the bus stop into Treaslane. Follow the single track road and Kensal View is located on the right hand side overlooking the loch.

## Location:

Treaslane is small crofting township located approximately 10 miles northwest from Portree the capital of Skye. Portree benefits from a selection of shops, restaurants, public houses, cinema, sports facilities, a medical centre and community hospital, and primary and secondary schools.



## 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

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.