



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



Kinkell House, 3 Peinlich, Glenhinnisdal, Isle of Skye, IV51 9UX

Offers Over £400,000

Large Detached Property

6 bedrooms

Private Garden Grounds

Generous Size Living Accommodation

LPG Gas Central Heating

Peaceful Location / Stunning Views

Description:

Kinkell House is a substantial, well presented six bedroom family property located in the quiet township of Glenhinnisdal, a short drive from the island capital, Portree.

Kinkell House and Apartment is a modern, well presented property which has been well maintained by the current owners and is presented in walk in condition. The property is located in the quiet township of Glenhinnisdal and is approximately 10 miles from Portree and 6 miles from the busy ferry terminal at Uig.

The beautifully proportioned accommodation within is spread over two floors. The lower level consists of entrance hall, lounge, kitchen, utility area, shower room, bathroom and four bedrooms. An external staircase leads to the self contained apartment which comprises open plan living / dining, kitchen, shower room and two double bedrooms. The main house benefits from double glazing throughout and LPG gas central heating. There is also a woodburning stove in the lounge. The apartment benefits from double glazing throughout, electric heating and a feature electric fireplace in the main living area.

Externally the property is set within low maintenance garden grounds which are laid to lawn at the front. Off street parking available to the side of the property. The apartment has its own parking area for 2 vehicles. The garden also hosts a large timber shed which, as well as providing storage, houses the filtration system for the private water supply.

Kinkell House provides well proportioned accommodation for any family with the potential to provide an income by utilising the first floor apartment as a holiday let.

Viewing is essential to appreciate the accommodation on offer.



Room sizes:

Main House

Ground Floor

Entrance Hall Size: 1.58m x 8.96m (5'02" x 29'04").

Lounge Size: 4.02m x 4.77m (13'02" x 15'07").

Kitchen 4.18m x 3.28m (13'08" x 10'08").

Bathroom Size: 3.87m x 1.76m (12'08" x 5'09") at max.

Bedroom One Size: 3.88m x 2.96m (12'08" x 9'08").

Bedroom Two Size: 3.88m x 2.67m (12'08" x 8'09").

Bedroom Three Size: 3.88m x 4.33m (12'08" x 14'02") at max.

Bedroom Four Size: 3.00m x 2.78m (9'10" x 9'01").

Utility Size: 2.17m x 1.98m (7'01" x 6'05").

Shower Room Size: 1.26m x 2.15m (4'01" x 7'00").

First Floor Self Contained Two Bedroom Apartment

Kitchen Size: 1.74m x 2.44m (5'08" x 8'00").

Bedroom One Size: 5.05m x 3.33m (16'07" x 10'10")

Bedroom Two Size: 3.50m x 3.63m (11'11" x 11'05") at max.

Shower Room Size: 1.70m x 2.09m (5'06" x 6'10").





Services:

Mains electricity. Drainage to septic tank, Private water supply.

Council Tax:

Band D

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Portree take the A87 heading towards Uig. After approximately 11 miles take the right hand turning signposted Glenhinnisdal. Follow this road for just over a mile and Kinkell House is situated on your left.



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.

Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER
IV51 9ER

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