



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



Loch View, Edinbane, Isle of Skye, IV51 9PW

Detached House
Four Bedrooms

UPVC Double Glazing
Fully Enclosed Garden Grounds

LPG Central Heating
Quiet Location

Offers Over £255,000

Description:

Loch View is a charming four bedroom house located in the popular village of Edinbane, a short distance from both Portree and Dunvegan.

Loch View is set within the ever popular village of Edinbane, home to the award winning Edinbane Lodge, pottery and Inn and a short drive from Skye's principal town of Portree. The original house dates back to the 1700s and has been lovingly extended over time to create charming family home with large private garden.

The accommodation within is set out over two floors and comprises of Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Two Bedrooms and utility on the ground floor.

There are two further bedrooms, a bathroom and a small box room on the first floor. The property benefits from double glazing throughout, LPG central heating and a woodburning stove in the lounge.

The large garden grounds are mainly laid to lawn with mature shrubs, bushes and trees. At the rear of the house is a large detached garage and parking is provided both on the driveway to the side of the property and in the parking bay at the front.

Loch View presents a wonderful opportunity to purchase a lovely family home in the ever popular and growing village of Edinbane and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Vestibule 2.39m x 2.12m (7'09" x 6'11")

Bedroom One 4.03m x 2.41m (13'02" x 7'10")

Hall 4.34m x 3.41m (14'03" x 11'02")

Bedroom Two 3.28m x 4.23m (10'09" x 13'10")

En Suite 1.80m x 1.63m (5'10" x 5'04")

Living Room 3.72m x 4.29m (12'02" x 14'00")

Sitting Room 4.50m x 2.40m (14'09" x 7'10")

Kitchen 4.90m x 3.89m (16'00" x 12'08")

Utility 2.67m x 4.06m (8'09" x 13'04")

First Floor

Bathroom 3.71m x 3.62m (12'02" x 11'10")

Bedroom Three 4.52m x 4.74m (15'06" x 15'06")

Bedroom Four 3.66m x 4.22m (12'00" x 13'10")

Box Room 1.47m x 2.17m (4'10" x 7'01")





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Services:

Mains water & electricity. Drainage to septic tank.

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:

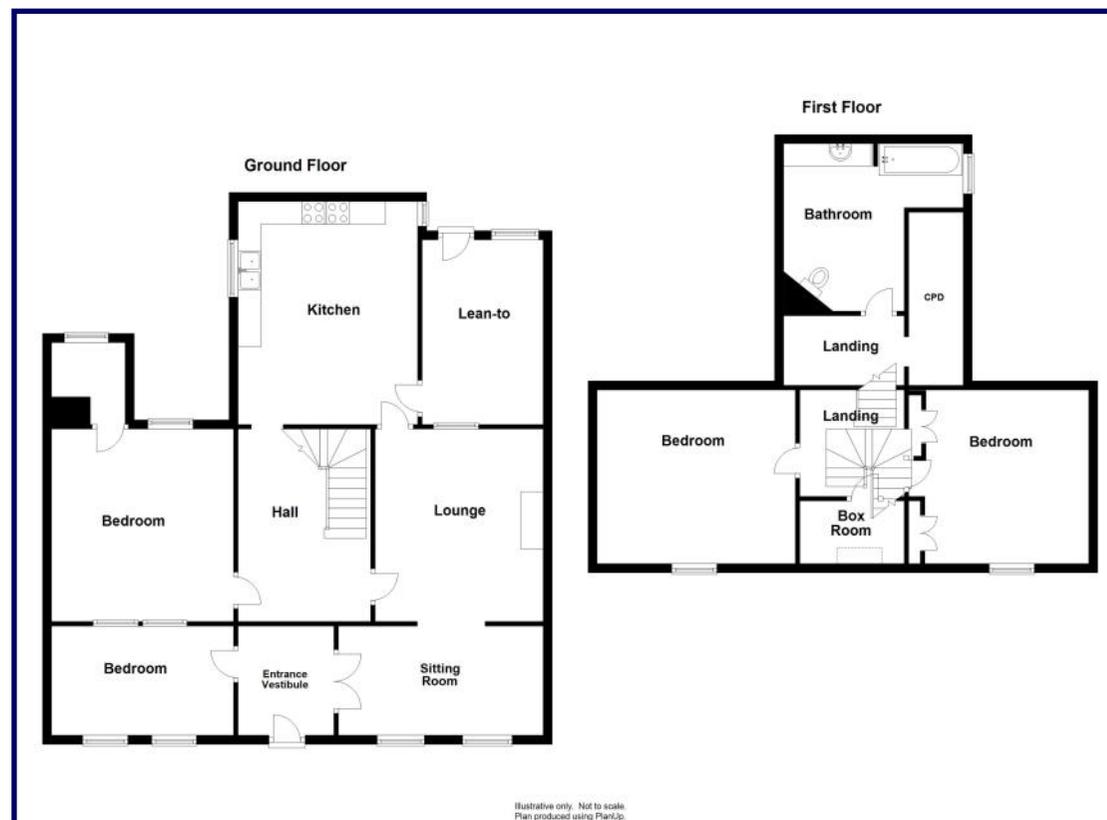
By mutual agreement.

Directions:

From Portree take the A850 towards Dunvegan and continue on this road, take the left hand turn into the village of Edinbane and follow this road. Loch View is on the left hand side directly

Location:

The popular village of Edinbane is situated around 12 miles from Portree and 6 miles from Dunvegan and is home to the award winning Edinbane Lodge, a renowned pottery and a small pub at Edinbane Inn. There is a primary school in the village and secondary schooling is in Portree, the islands 'capital.



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
IV51 9ER

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Kyle of Lochalsh
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