



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



Lòn Ban, 17 Lower Millovaig, Isle of Skye, IV55 8WR

Offers Over £390,000

Extended Former Croft House

4 Bedrooms (1 en-suite)

Sea Views

Generous Living Accommodation

Oil Fired Central Heating

Generous Garden Grounds

Description:

Lòn Ban is a substantial detached four bedroom property located in the picturesque township of Milovaig occupying an elevated position boasting panoramic sea views across Loch Pooltiel and the Little Minch towards the Isle of Harris.

Lòn Ban is a beautifully extended former croft house set within generous garden grounds in the township of Milovaig. The property is presented in walk-in condition and boasts many original features such as cast iron fireplaces, solid wood floors and deep window sills.

The generous accommodation within is spread over two floors with the lower level consisting of entrance porch, hallway, lounge, kitchen/diner, utility room, cloakroom, inner hall and two bedrooms (1 en suite). Two staircases grant access to the sitting room, two double bedrooms and family bathroom located on the first floor. The property further benefits from double glazing, oil fired central heating and ample built in storage.

Externally the property has beautiful private garden grounds hosting a number of established trees, shrubs and bushes along with an attractive pond. Additionally there is a detached garage, shed and raised beds.

Lòn Ban would make a wonderful home set in an enviable position with panoramic sea views and must be viewed to fully appreciate the setting.



Room sizes:

Ground Floor:

Entrance Porch: 5'09 x 3'09 (1.77m x 1.15m).

Hallway: 13'00 x 8'09 (3.89m x 2.68m) at max.

Lounge: 13'01 x 13'00 (3.99m x 3.97m) at max.

Kitchen/Diner: 16'09 x 13'00 (5.12m x 3.98m)

Utility Room: 9'09 x 7'10 (2.99m x 2.39m)

Cloakroom: 6'06 x 2'06 (1.99m x 0.77m)

Inner Hall: 11'10 x 11'09 (3.61m x 3.59m) at max.

Master Bedroom: 16'02 x 14'00 (4.94m x 4.29m) at max.

En Suite: 9'08 x 7'09 (2.97m x 2.39m)

Bedroom Two/Office: 22'11 x 17'00 (6.99m x 5.20m) at max.

First Floor:

Landing: 12'06 x 6'03 (3.82m x 1.93m) at max.

Bedroom Three: 13'00 x 12'11 (3.98m x 3.98m) at max.

Bedroom Four: 13'00 x 13'01 (3.99m x 3.99m) at max.

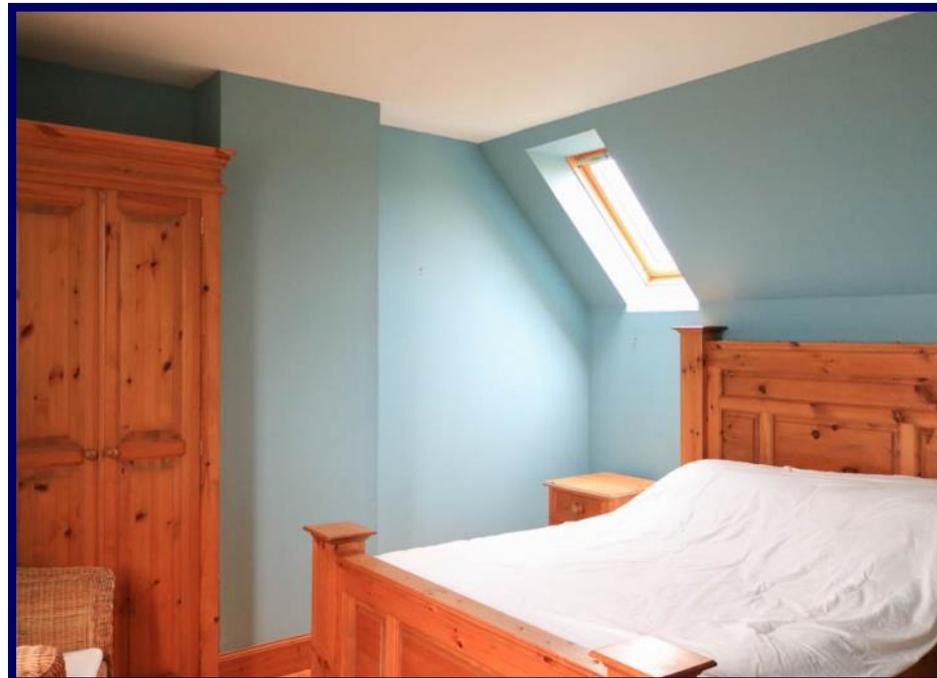
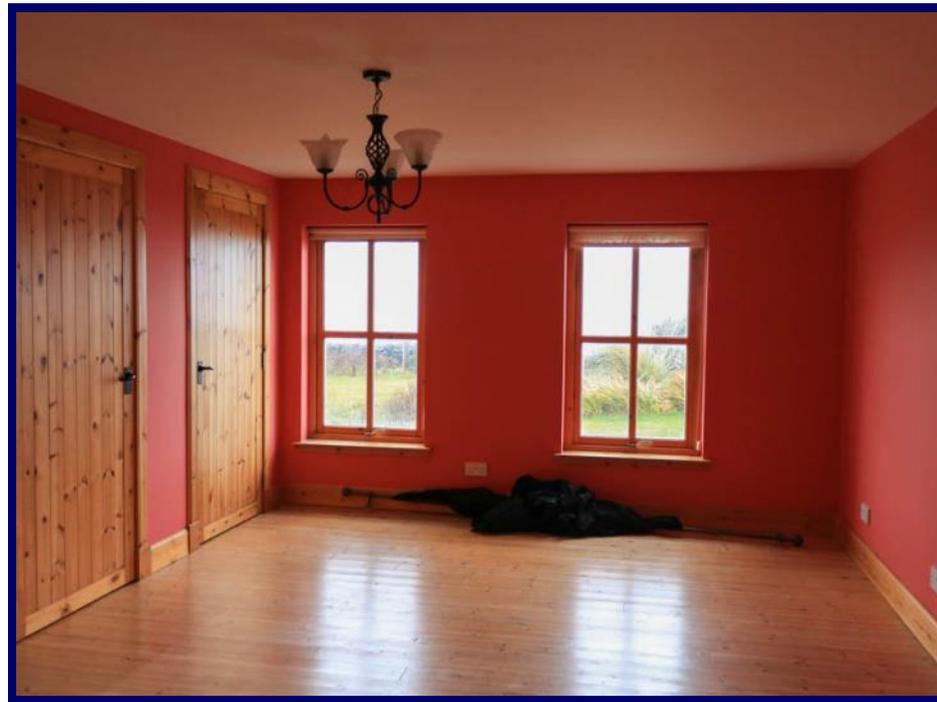
Bathroom: 6'06 x 5'10 (2.00m x 1.80m)

Second Landing: 11'10 x 10'08 (3.61m x 3.26m) at max.

Sitting Room: 24'07 x 14'00 (7.49m x 4.28m) at max.

External:

Garage: 23'07 x 12'06 (7.20m x 3.83m)





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Services:

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

Council Tax:

Band D

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

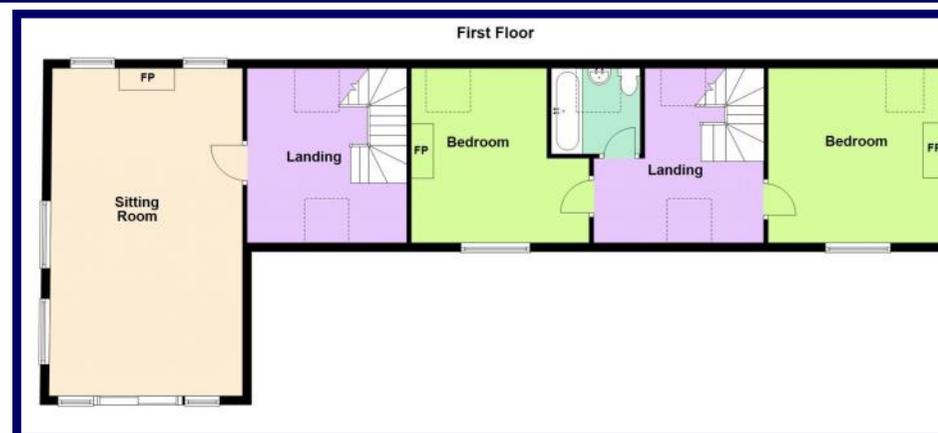
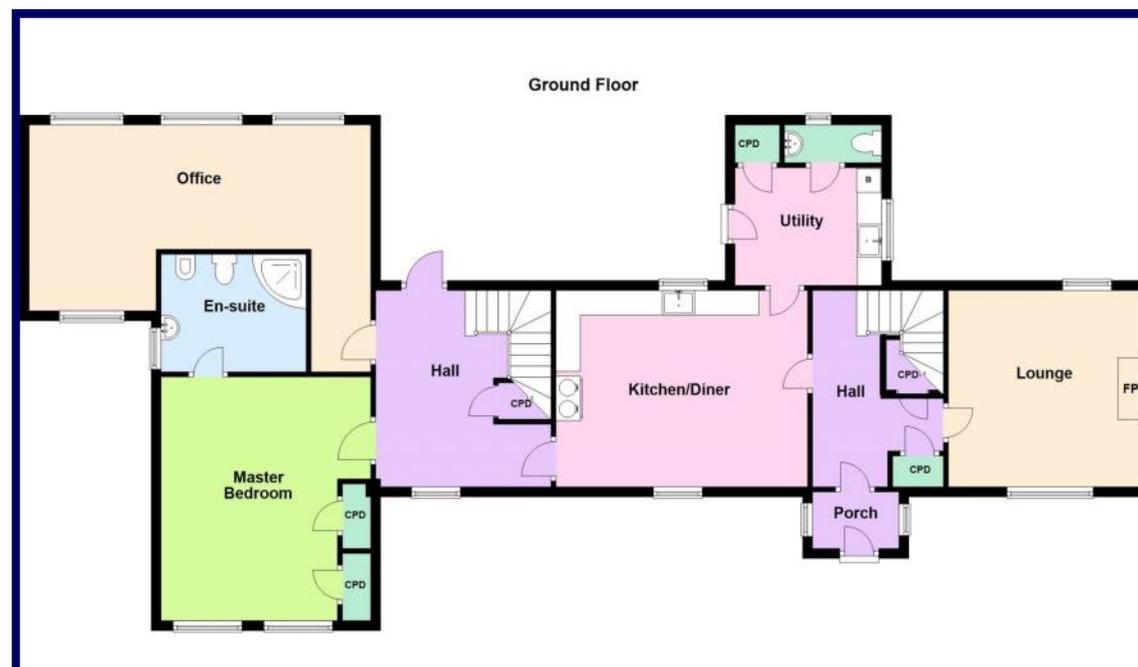
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

Heading towards Milovaig from Glendale follow the signs for Milovaig/Waterstein/Neist Point, continue straight ahead at the last sign for Milovaig (do not turn left) and follow the road passing Meanish Pier and continue up the hill until you come to a spur in the road, take the right hand turn and Lon Ban is the last house on your left and the end of the road.



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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