



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



Mill Cottage, Mill Road, Dunvegan, Isle of Skye IV55 8GU

Detached House
Four Bedrooms

LPG Gas Central heating & Open Fire
Generous Garden Grounds

Single Car Garage
Central Location

Offers Over £265,000

Description:

Mill Cottage is a spacious four bedroom detached property located in the popular village of Dunvegan in close proximity of all amenities and facilities the village has to offer.

Mill Cottage is an extended former croft house conveniently located within the village of Dunvegan affording views over the surrounding croft land to the rear. The property has been well maintained by the current owners offering flexible family accommodation with bright, well proportioned rooms presented in walk-in condition.

The spacious accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, dining room, kitchen, en-suite bedroom and garage on the ground floor with landing, sitting room, bathroom and three bedrooms located on the first floor. The property further benefits from UPVC double glazing, LPG gas central heating and ample built in storage throughout.

Externally, the property sits within well kept private garden grounds with private drive and parking available to the side of the property. The rear garden is mainly laid to lawn with several well established trees, shrubs and bushes.

Mill Cottage presents a wonderful opportunity to purchase a lovely home or holiday letting opportunity and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor

Porch: 3.23m x 2.61m (10'07" x 8'06")

Hall: 5.07m x 1.15m (16'07" x 3'09") at max.

Lounge: 4.38m x 3.83m (14'04" x 12'06")

Dining Room: 3.99m x 3.27m (13'01" x 10'08")

Kitchen: 3.42m x 1.96m (11'02" x 6'05")

Lounge 3.58m x 6.04m (11'08" x 19'09").

Rear Hall: 1.77m x 1.12m (5'09" x 3'08")

Bedroom One: 4.06m x 3.03m (13'03" x 9'11") at max.

En-Suite: 2.90m x 1.18m (9'06" x 3'10") at max.

Garage: 6.27m x 4.09m (20'06" x 13'05") at max.

Upper Floor

Landing: 4.88m x 3.67m (15'11" x 12'00") at max.

Sitting Room: 4.88m x 4.03m (16'00" x 13'02")

Bedroom Two: 4.00m x 3.68m (13'01" x 12'00") at max.

Bedroom Three: 3.32m x 2.99m (10'10" x 9'09")

Bedroom Four: 3.24m x 2.96m (10'07" x 9'08")

Bathroom: 2.10m x 1.69m (6'10" x 5'06")





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Services:

Mains electricity, water and drainage. LPG gas central heating.

Council Tax: Band E

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:

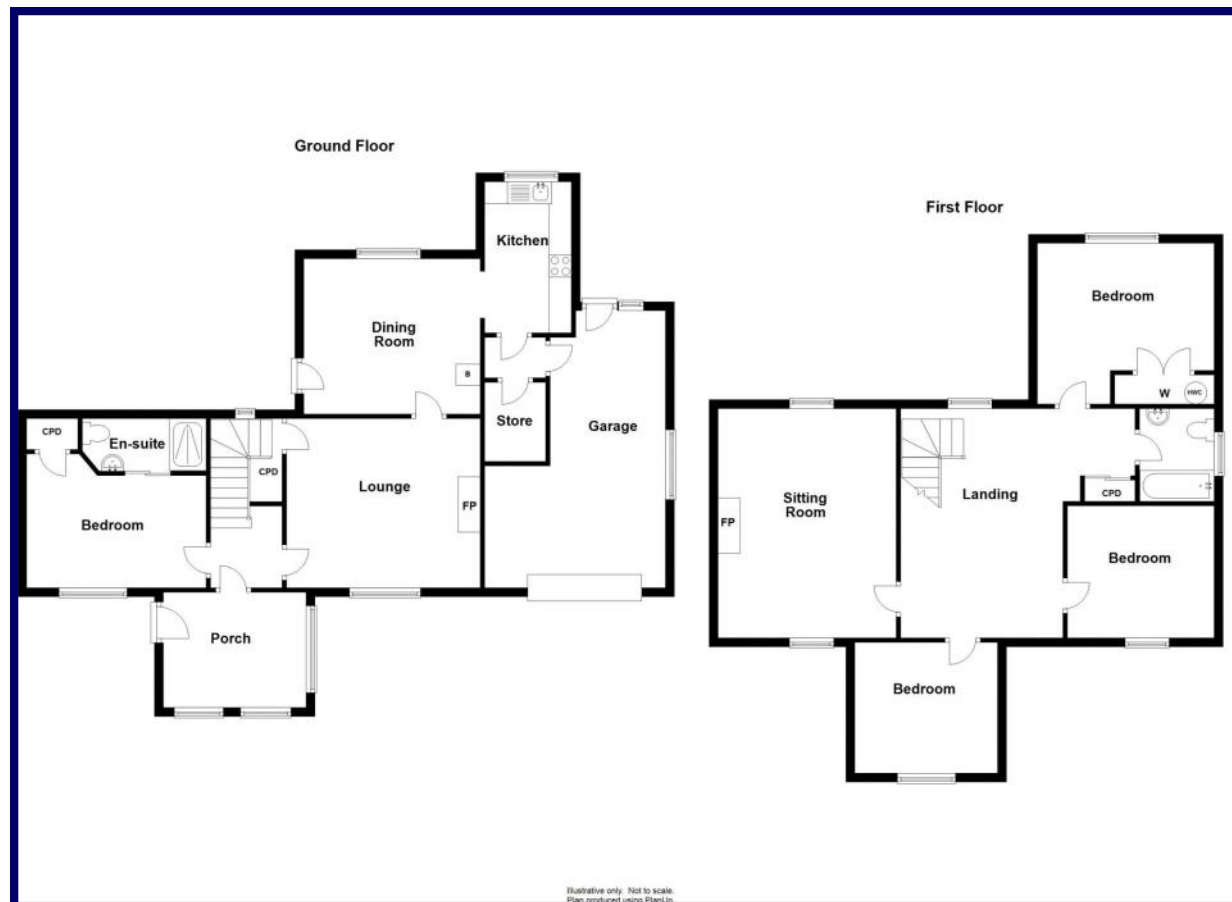
By mutual agreement.

Directions:

From Portree take the A87 trunk road towards Uig, at the Borve junction take the A850 to Dunvegan, continue on this road and turn left following the signs for Sligachan. Continue along passing the Post Office and Old School Restaurant, turn right immediately after the bakery following signs for Glendale and campsite, Mill Cottage is the second house on your left.

Location:

The pretty and popular village of Dunvegan is located on the West coast of the island and has a good selection of local services. The facilities include grocery, hotels, a bakers shop, restaurants, petrol stations, a primary school and modern medical centre. It is also home to the world famous Dunvegan Castle and visitor centre. Portree, the island's capital town is some 22 miles away and here you will find enhanced services including a hospital and secondary school.



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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.