

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.

IV51 9ER  
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IV54 8RD

Portree  
Isle of Skye  
Ross-Shire  
Kyle of Lochalsh

Kyle Office: Main Street  
Portree Office: Bridge Road

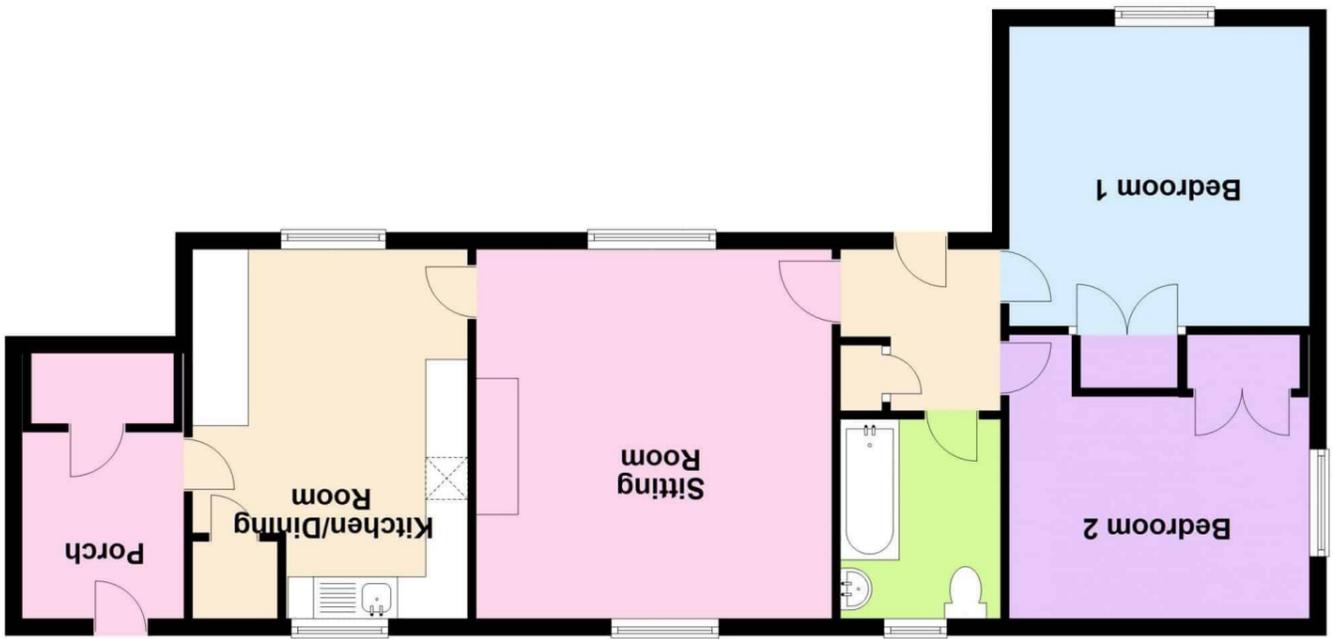
**The Isle of Skye Estate Agency**

**Directions:**

From A87 head towards Uig and the ferry terminal, upon entering the village you will see the village shop with the road to Glenconon signposted opposite on the right. Take this road and ascend for approximately 1 mile. The property will be located on the right hand side and is sign posted, There is an agricultural

**Location:**

Glencanon is a lovely crofting township located on the north of the island just off from the delightful village of Uig. Uig is just one mile away and offers a variety of local amenities including a shop, bars and restaurants, craft shops, petrol station and the ferry terminal to the Outer Isles. Glenconon lies within the world famous Trotternish Ridge and offers a variety of walks and spectacular views. Portree the main town on Skye is located some 15 miles away and offers many amenities you would expect such as primary and secondary education, super markets, a small hospital and doctors surgery.



**Ground Floor**

**Services:** Mains water and electricity. Drainage to septic tank. LPG central heating. Broadband and phone line. (Check with service provider)

**Council Tax:** Band C

**Home Report:** Please contact The Isle of Skye Estate Agency.

**EPC Rating:** Band F

**Views:** Strictly by appointment through The Isle of Skye Estate Agency.

**Entry:** By mutual agreement.

**The Isle of Skye Estate Agency**

www.iosea.co.uk

Portree Office: sales@iosea.co.uk 01478 612 683  
 Kyle Office: kyle@iosea.co.uk 01599 534 555

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**Mount View, 10 Glenconon, Isle of Skye**

2 Bedroom Bungalow  
 Modern Bathroom & Kitchen

Spacious Living Accommodation  
 Large Fully Enclosed Garden with Private Parking

**Offers Over £172,500**

Double Glazing, Multi Fuel Stove, LPG CH  
 Stunning Views over Fairy Glen & Uig Bay

## Description:

Mount View is a well presented spacious two bedroom bungalow set in an elevated position in the quiet crofting township of Glenconon where delightful views over rolling croft land, the world famous Fairy Glen and out to Uig Bay are afforded.

Mount View is a well presented recently modernised property located in the quiet crofting township of Glenconon just north of the village of Uig. The property boasts an interior of two double bedrooms, a modern bathroom with modern white three piece suite and mains water rain shower, a living room with large picture window to the front with stunning views over rolling croft land to the Fairy Glen, a spacious kitchen with room for dining, and ample built in storage space and cupboards throughout the property.

The property has been modernised throughout boasting beautiful laminate flooring, modern solid white wooden doors, UPVC double glazed windows and newly installed LPG central heating, neutral decor, multi fuel stove all set in a fully enclosed garden that is laid mainly to lawn with a delightful pond. There is ample private parking to the side of the property on the gravelled area and private drive. Mount View would make a perfect family home or holiday letting property being presented in walk-in condition and being located close to the local amenities that Uig has to offer with the ferry terminal offering journeys to the Outer Isles beyond.



## Room Sizes

### Ground Floor:

**Entrance hallway:** 6'10" x 6'09" (2.08m x 2.06m) at max.

**Sitting Room:** 14'05" x 13'11" (4.40m x 4.24m)

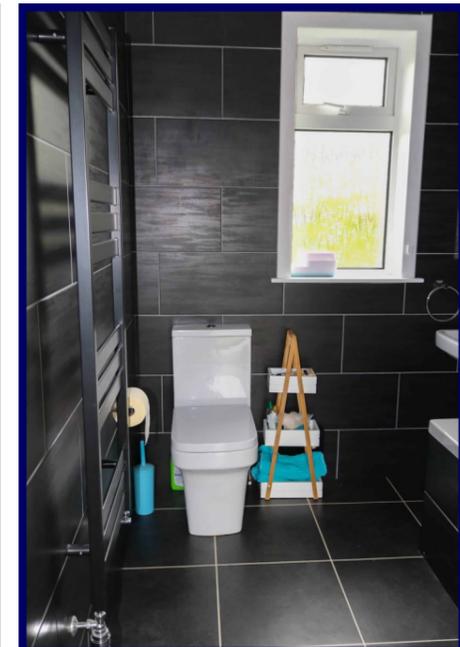
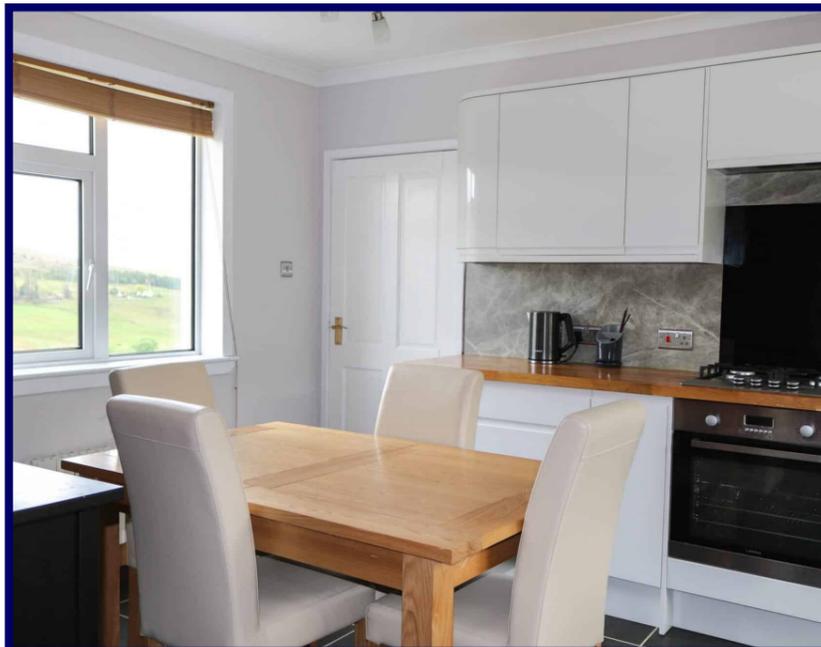
**Kitchen/Diner:** 14'05" x 10'09" (4.41m x 3.28m)

**Bathroom:** 7'09" x 6'03" (2.38m x 1.91m)

**Bedroom One:** 11'10" x 11'08" ( 3.61m x 3.57m) at max

**Bedroom Two:** 11'09" x 11'01" (3.58m x 3.39m)

**Rear Porch:** 6'04" x 4'10" (3.17m x 1.93m)



## Garden

Mount View is set within delightful fully enclosed garden grounds and hosts several colourful flowers, shrubs and bushes. The current owners have created a wonderful pond area with steps and a path leading down and around this, and this is a great addition attracting all kinds of wildlife. The front of the property boasts expansive views across the whole Glen with Uig Bay in the distance and provides a delightful seating area to appreciate these.

The property is accessed though a large gate down a gravel drive to the rear with parking and turning to the side. There is a wooden shed providing storage. The rear garden is laid mainly to lawn and hosts the LPG tank, along with the remains of an old byre.

