



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## Mungo's Den, 11 Portnalong, Isle of Skye, IV47 8SL

**Offers Over £ 180,000**

Former Telephone Exchange

Walk-In Condition

Underfloor Heating and Woodburning Stove

2 Bedrooms

Private Outdoor Seating Area

Close to local bar / restaurant

## Description:

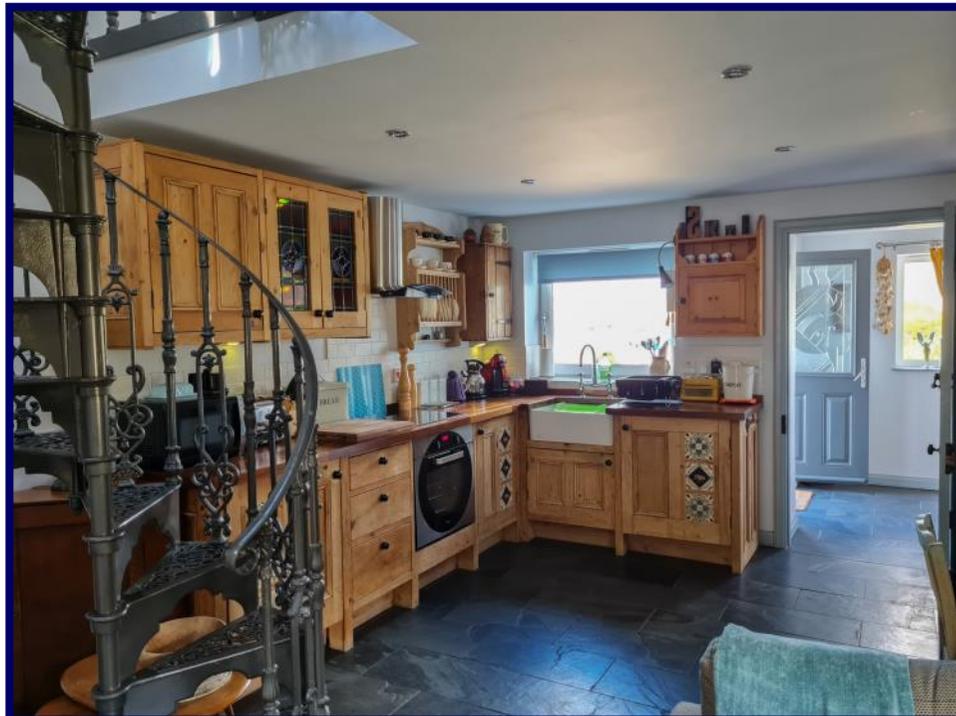
Mungo's Den is a beautifully renovated two bedroom cottage in the rural crofting township of Portnalong on the Minginish peninsula affording widespread views across open croft land and a partial view of Loch Harport.

Mungo's Den, a former telephone exchange, has been tastefully and lovingly renovated and restored to create a beautiful cottage which is currently run as a successful holiday let. Great care has been taken with the finishing making Mungo's Den a highly desirable property.

The accommodation is set out over two levels and comprises of entrance vestibule, kitchen/living area, bathroom and bedroom on the ground floor. The first floor / mezzanine is a large bedroom and lounge area accessed via a cast iron spiral staircase. The property benefits from double glazing, underfloor heating and a wood burning stove and is decorated throughout with original and vintage objects.

Mungo's Den is a truly charming and characterful property which would make a lovely holiday home in a popular area of Skye and viewing is a must to appreciate the offering.

The property is being sold fully furnished.



## Room sizes

### Ground Floor:

#### Entrance Vestibule:

1.92m x 1.70m (6'03" x 5'06")

#### Open Plan Living:

5.54m x 3.99m (18'02" x 13'00")

#### Bedroom One:

2.84m x 2.25m (9'03" x 7'04")

#### Bathroom:

2.81m x 1.56m (9'02" x 5'01")

### Upper Floor / Mezzanine:

#### Bedroom / Lounge:

8.59m x 3.95m (28'02" x 12'11")





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains water and electricity. Drainage to septic tank.

**Council Tax:** Business Rates

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

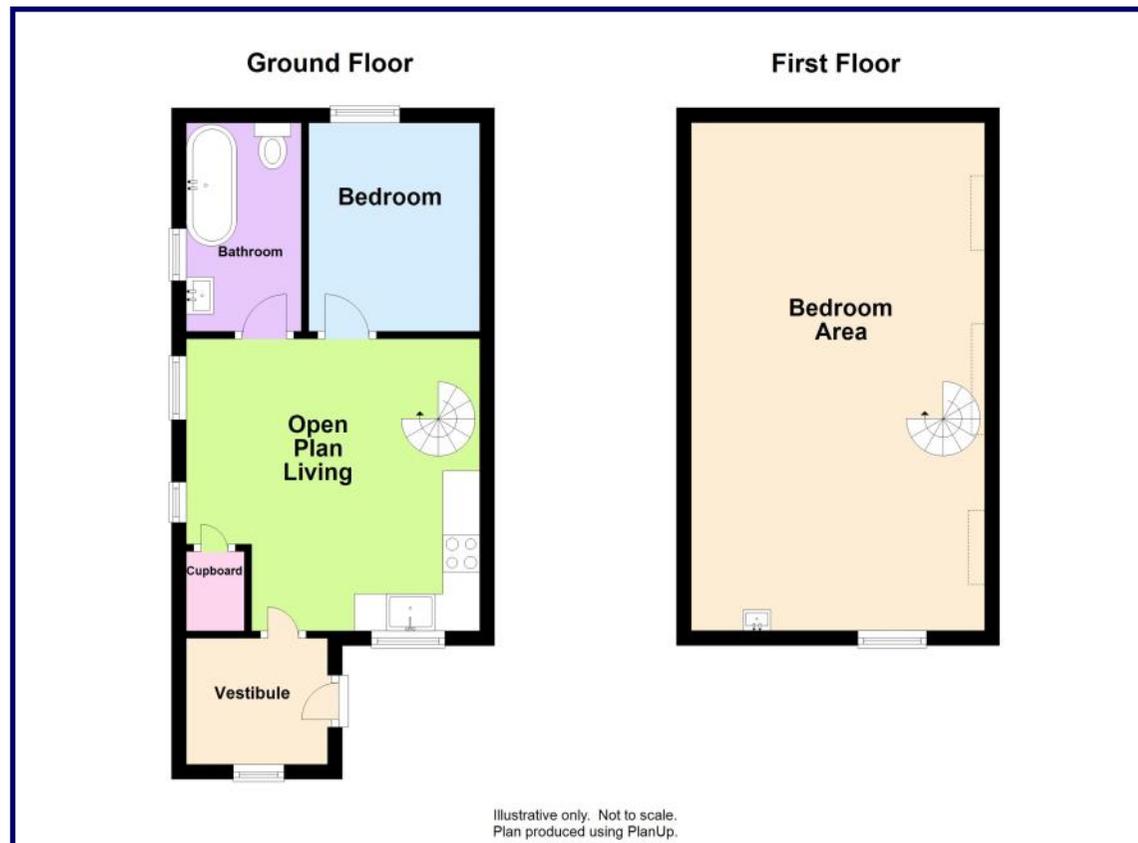
By mutual agreement.

## Directions:

From Portree head south on the A87 until you reach Sligachan. Turn right onto the A863 signposted to Dunvegan. After about 4 miles you will take a left hand turning signposted Carbost/Portnalong (B80090). Continue on this road passing through Carbost (you will pass the Talisker Distillery) and Fernilea until you reach Portnalong. Upon entering Portnalong Mungo's Den is located opposite Taigh Ailean Hotel.

## Location:

Portnalong is a crofting community situated some 3 miles from Carbost the nearest main village where facilities include a village shop and post office, a hotel and the world famous Talisker Distillery and Visitors Centre. There is also a primary school in Carbost and secondary schooling is available in Portree, the Island's 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.

## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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