



# The Isle of Skye Estate Agency

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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



## Property Portfolio, Cnoc Na Chro, Borve, IV51 9PE

Five Two Bedroom Detached Bungalows

Currently Used For Long Term Perfect For Holiday Lets

**P.O.A.**

Walk In Condition

## Description:

A unique business opportunity to purchase five two bedroom bungalows presented in walk in condition located close to Portree.

Cnoc Na Chro offers any prospective purchaser a unique opportunity to generate a good level of income with a variety of uses. The bungalows are currently let on a long term basis under short assured tenancies (which are for a minimum of 6 months). The package also offers the potential to use the bungalows as holiday lets which is always in demand due to Skye's growth as a holiday destination, the properties are the ideal base for walkers and sightseers' alike being centrally located on the island within easy access of all areas.

The current owners who are now looking to retire have made numerous improvements and renovations to the properties to keep them in immaculate condition offering a ready to walk into business.

Whilst the preference would be to sell the business as a whole, consideration would be given to selling the properties individually.

Lot 1 - CHALET 1, THE BUNGALOWS

£127,500 Fixed Price.

Lot 2 – The Five Detached Letting Bungalows

Offers in the region of £637,500 Are Invited (May Be Available Individually). Bungalow No. 1 is available for sale separately for £127,500 fixed price (Home Report Valuation £140,000).

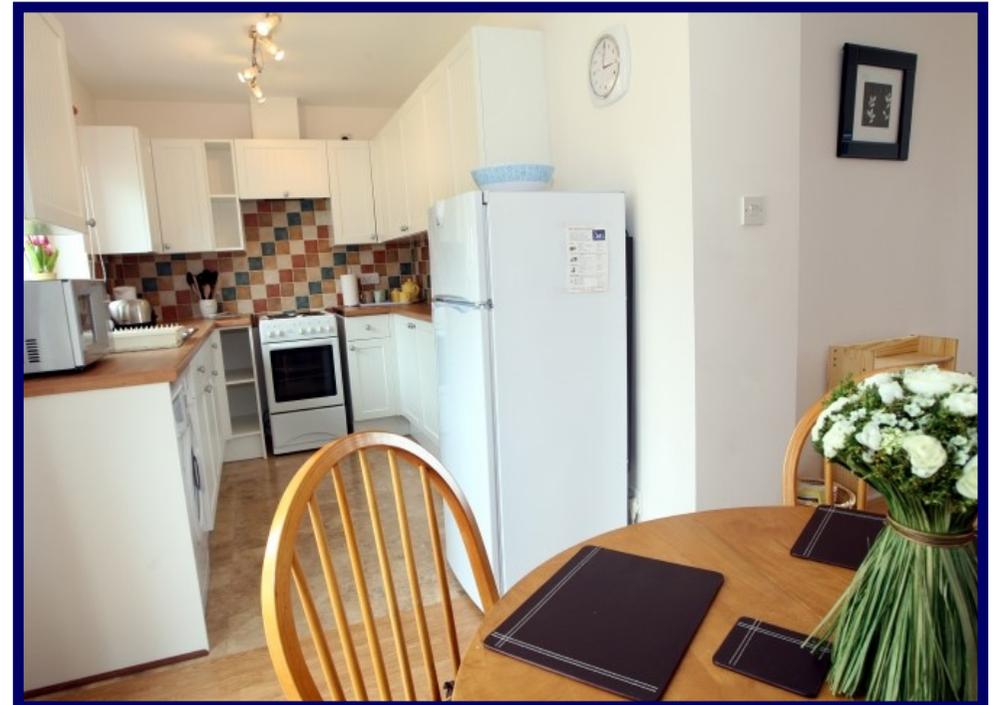
Additionally, there is scope for further development on the site. There is ample space for the erection of additional self contained properties or other potential commercial use subject to obtaining the relevant planning consent.

Account Information:

Information in relation to the level of income generated by the business will be made available to interested parties via their solicitor once a formal note of interest has been registered.

## Location:

The crofting community of Borve is located just some 4 miles north of the town of Portree, the island's capital. The properties are the ideal base for walkers and sightseers' alike being centrally located on the island within easy access of all areas. There is an abundance of wildlife to look out for in the surrounding area including the huge Sea Eagles with their white tipped tails, Golden Eagles, the resident seal colony in Loch Dunvegan and, if you are really lucky, you may even spot a whale, porpoise or dolphin on your travels. Primary schooling can be found locally in the nearby MacDiarmid and secondary schooling is available in Portree with a school bus service in operation. Portree is a lively and prosperous town with excellent services including supermarkets, shops, leisure facilities, a cottage hospital, modern medical centre and an excellent selection of hotels and restaurants.



## Room sizes

### NUMBERS 1–4

PORCH: 3'1 x 2'9 (0.94m x 0.83m)

HALLWAY: 10'8 x 3'4 (3.25m x 1.02m)

OPEN PLAN LIVING/DINING ROOM/KITCHEN: 23'7 x 16'9 (7.19m x 5.12m) at max.

BEDROOM ONE: 13'10 x 10'4 (4.22m x 3.15m)

BEDROOM TWO: 10' 4" x 9' 3" (3.16m x 2.84m)

SHOWER ROOM: 7'2 x 4'7 (2.20m x 1.31m)

### NUMBER 5

PORCH: 3'1 x 2'9 (0.94m x 0.83m)

HALLWAY: 10'8 x 3'4 (3.25m x 1.02m)

KITCHEN: 10'3 x 7'5 (3.12m x 2.27m)

BEDROOM ONE: 10'3 x 9'0 (3.12m x 2.74m) at max.

SHOWER ROOM: 7'2 x 4'7 (2.20m x 1.31m)

LIVING ROOM: 15'2 x 10'11 (4.62m x 3.34m) at max.

BEDROOM TWO: 10'3 x 8'1 (3.21m x 2.47m)

DINING ROOM/BEDROOM: 10'3 x 7'1 (3.22m x 2.17m)





## Services:

Mains water and electricity. Drainage to shared septic tank.

## Council Tax:

Band A

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

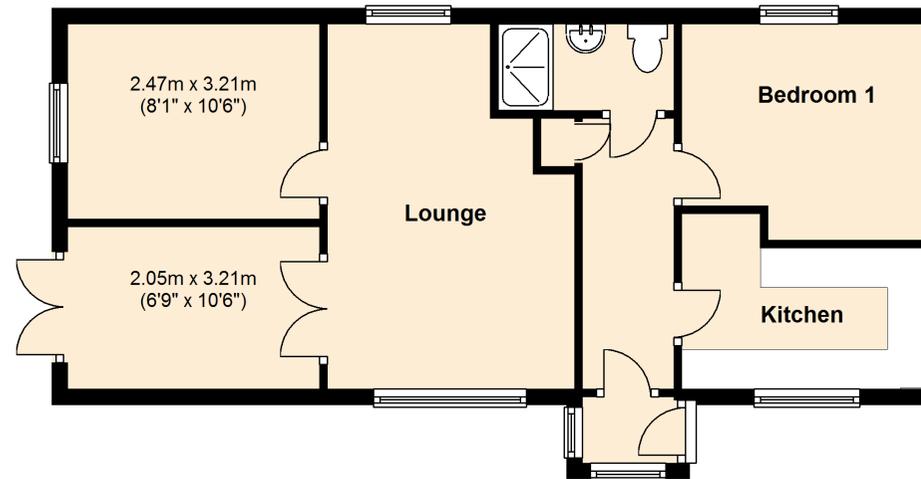
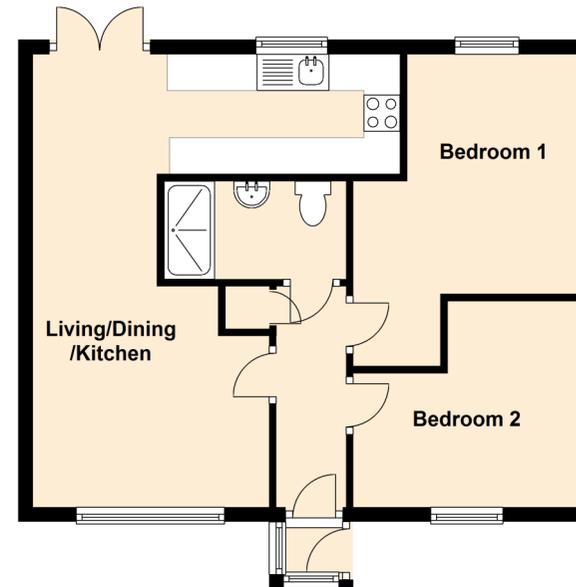
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

Heading north out of Portree on the A87 heading towards Uig. Take the second Borve turning which will be on your right just after the turning on your left signposted Dunvegan. The turning to the properties is just on your left as you pass over the cattle grid. Post Code IV51 9PE.



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

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