



# 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



**No 1 The Steadings, Crossal, Drynoch, Isle of Skye, IV47 8SP.**

**Offers Over £215,000**

Semi-Detached

3 Bedrooms

Views of the Cuillin Mountains

Large Garden Grounds

UPVC Double Glazing & Electric Heating

Close to Portree & Carbost



## Description:

Number One The Steadings is a delightful three bedroom semi-detached cottage located in the crofting township of Crossal boasting stunning views of the Cuillin mountains.

One The Steadings is a deceptively spacious three bedroom semi-detached property located in Crossal affording everchanging views of the Cuillin mountains. The property is centrally located on the island with Portree and all the amenities and facilities the village has to offer just a short drive away.

The accommodation within is set out over two levels and comprises; entrance hall, open plan living, bathroom and double bedroom on the ground floor together with a landing and two double bedrooms located on the first floor. The property further benefits from UPVC double glazing, electric heating and ample built in storage throughout.

Externally the property is set within generous garden grounds to the front, rear and side. The front garden is mainly laid to gravel and provides ample off-street parking. The rear and side gardens are mainly laid to grass with an established hedge and trees to the front providing privacy.

Number One the Steadings is a wonderful property and would make an ideal family home or first time buyers property. Viewing is highly recommended.



**Room sizes:**

**Ground Floor:**

**Entrance Hall:** 1.77m x 1.23m (5'09" x 4'00").

**Open Plan Living:** 5.00m x 4.60m (16'04" x 15'00").

**Bedroom One:** 4.03m x 2.93m (13'02" x 9'07").

**Bathroom:** 2.20m x 1.35m (6'08" x 6'01").

**First Floor:**

**Landing:** 4.26m x 1.72m (13'11" x 5'07") at max.

**Bedroom Two:** 4.70m x 3.51m (15'05" x 11'06") at max.

**Bedroom Three:** 3.62m x 3.51m (11'10" x 11'06") at max.







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## Services:

Mains electricity. Drainage by way of septic tank.  
Private water supply. Electric Heating.

## Council Tax:

Band B

## EPC Rating:

Band E

## 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:

From Portree take the A87 to Sligachan, turn left at the hotel signposted "Dunvegan". Continue on this road for approximately 3 miles, No 1 The Steadings is located on your right hand side just after the green agricultural shed by 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.

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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