



# The Isle of Skye Estate Agency

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

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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



## Old Shepherd's Cottage, Auchtertyre, IV40 8EG.

Detached House  
3 Bedrooms (1 En-Suite)

Spacious Family Accommodation  
Private Garden Grounds

Oil Central Heating  
Rural Location

**Offers Over £220,000**

## Description:

Old Shepherds Cottage is a delightful three bedroom detached property located in the popular village of Auchtertyre. The property offers spacious accommodation and is presented in good order throughout. Rural views are afforded from all aspects of the property.

Old Shepherds Cottage offers accommodation set out over two floors and comprises: Entrance porch, Lounge, Kitchen/Dining room, Utility, Bedroom with en-Suite shower room on the ground floor with family bathroom and Two Double Bedrooms located on the first floor. The property benefits from oil central heating and sealed unit double glazing.

Externally the property sits within a fully enclosed spacious garden extending to circa 0.25 acre (to be confirmed by title deeds). A gravel driveway to the side offers space for parking.

Old Shepherds Cottage would make a wonderful family home or buy to let property located close to local amenities in a beautiful rural setting.



# Room sizes

## Ground Floor:

**Entrance Porch:** 6'01" x 5'05" (1.87m x 1.66m)

**Lounge:** 22'01" x 16'01" (6.75m x 4.92m)

**Kitchen/Dining Room:** 16'01" x 15'03" (4.91m x 4.66m)

**Utility Room:** 8'05" x 5'10" (2.58m x 1.78m)

**Bedroom One:** 10'08" x 4'08" (3.27m x 1.43m) at max.

**En-Suite:** 10'08" x 5'07" (3.27m x 1.70m) at max.

## First Floor:

**Bedroom Two:** 16'02" x 15'03" (4.94m x 4.67m) at max.

**Bedroom Three:** 16'02" x 10'04" (4.95m x 3.16m)

**Attic Space:** 11'01" x 10'09" (3.38m x 3.30m)

**Bathroom:** 08'09" x 04'01" (2.67m x 1.25m)





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## Services:

Mains water, electricity and drainage. Oil Central Heating.

**Council Tax:** Band E

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

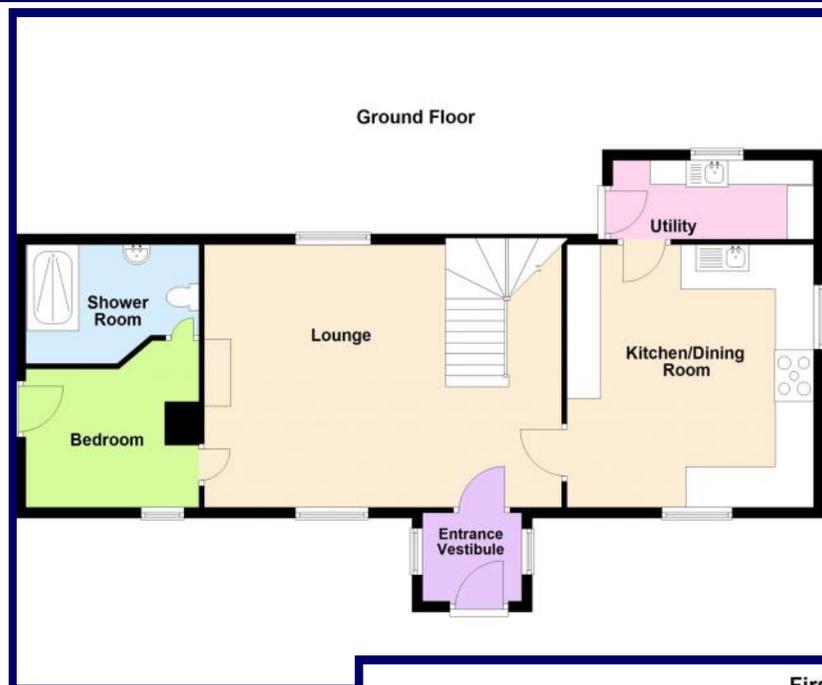
## Entry:

By mutual agreement.

## Directions:

From the A87 from Kyle, take the first left turn into Auchtertyre. Go past the road on the left signposted to the school and continue straight on. The cottage is the first property on the right hand side.

**Location:** Auchtertyre is a lovely village in Lochalsh surrounded by woodland and mountains. Facilities are available in the neighbouring village of Balmacara, including a shop and post office along with a hotel. A café, deli and gift/clothing shop is a short walk away in Balmacara Square. The larger village of Kyle of Lochalsh is just 4 miles to the west and offers very good services including a garage, hairdressers, supermarket, selection of shops, modern medical centre and dental surgeries. Kyle also has a swimming pool and gymnasium. The railway station provides a regular service to Inverness the capital city of the Highlands some 82 miles to the east. The Skye Bridge is located in Kyle and provides access onto the Island. Primary schooling is available in Auchtertyre village itself, with secondary schooling available at Plockton. A school transport system operates.



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

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Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

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