



# 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



**Park House, 8 Dunan, Broadford, Isle of Skye, IV49 9AJ.**

**Offers Over £315,000**

Detached Property

3 Bedrooms

Loch & Mountain Views

Shore Side Location

Garden Grounds and Private Parking

Near to Local Amenities

## Description:

Park House is an exceptional three bedroom detached property located in the beautiful village of Dunan, set in a spectacular setting overlooking the shores of Loch na Cairidh.

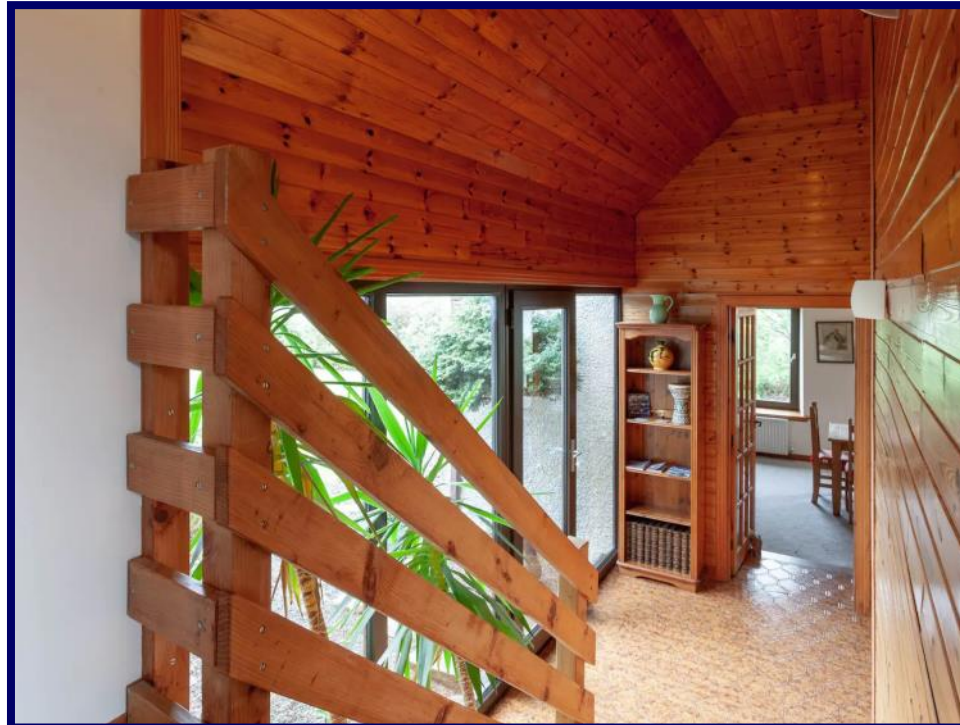
This highly desirable extended property occupies a stunning position where beautiful, uninterrupted views towards the Isles of Scalpay and Raasay are afforded.

Internally the property comprises of; hallway, lounge, open plan kitchen/dining room, utility, bedroom and bathroom on the ground floor. The first floor hosts two bedrooms and a W.C. The large picture windows throughout allow for plenty of natural light and maximises the stunning views on offer to the front elevation. The property further benefits from oil-fired central heating, a wood burning stove, double glazing and neutral decor throughout. The roof space to the extension is floored and has the potential to be converted into additional living accommodation subject to obtaining the relevant planning permissions and building consents.

The fully enclosed garden surrounds the property and the private tarrd driveway offers ample space for parking. The garden is mainly laid to lawn with many established trees, shrubs and hedges. There is a stone built seating area to the rear elevation from where you can sit and enjoy the spectacular loch and mountain views on offer. The property also hosts a timber garden shed utilised for storage purposes.

Park House is currently run as a successful holiday let and the immaculately presented property offers a fantastic opportunity to purchase a wonderful home with business opportunity in a stunning setting and must be viewed to truly appreciate the package on offer.

The historical business accounts are available upon request and furniture is available under separate negotiation.



## Room sizes:

### Ground Floor

#### Hallway

4.03m x 2.86m (13'02" x 9'04") at max.

#### Lounge

4.59m x 3.74m (15'00" x 12'03").

#### Open Plan Kitchen/Dining Room

7.12m x 3.78m (25'03" x 12'04").

#### Utility

3.93m x 2.62m (12'10" x 8'07").

#### Bedroom One

4.57m x 3.41m (14'11" x 11'02").

#### Bathroom

3.14m x 2.59m (10'03" x 8'05").

### First Floor

#### Bedroom Two

3.48m x 2.81m (11'04" x 9'02").

#### Bedroom Three

3.49m x 3.15m (11'05" x 10'03").

#### W.C.

1.65m x 1.25m (5'04" x 4'01").





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## Services:

Mains water & electricity. Drainage by way of private septic tank.

## Council Tax:

Band D

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

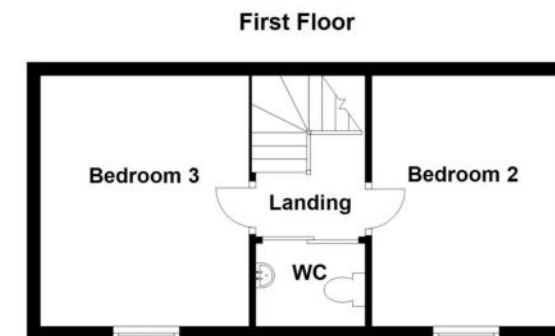
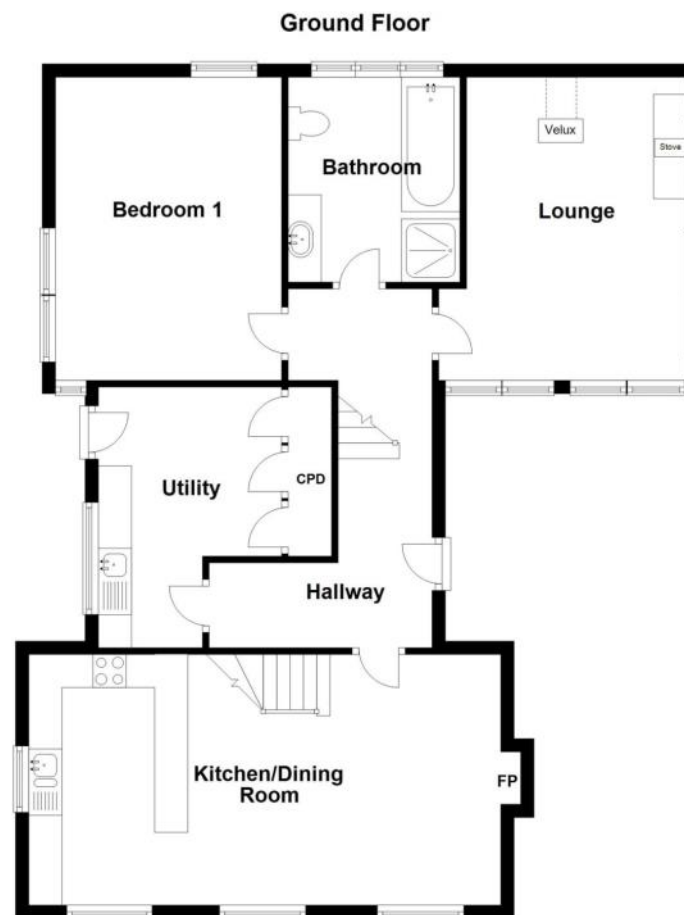
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Broadford take the A87 to Dunan. On reaching the sign for Dunan continue approx. 0.7 miles and Park House is located on your left hand side, with two white posts at the end of the driveway, accessed via a cattlegrid. An Isle of Skye Estate Agency sign will be located at the road end.



Illustrative only. Not to scale.  
Plan produced using PlanUp.

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

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV40 8AB