



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Rowan Lea, Stenscholl, Staffin, Isle of Skye, IV51 9JS.

Offers Over £205,000

Detached Traditional Property
Three Bedrooms

UPVC Double Glazing & Electric Central Heating
Generous Garden Grounds

Views of Trotternish Ridge
Off Street Parking

Description:

Rowan Lea is a traditional three bedroom property located in the peaceful village of Staffin on Skye's Trotternish Peninsula boasting widespread views over the surrounding countryside towards the Trotternish Ridge and Quiraing.

Rowan Lea is a traditional three bedroom former property, set within generous garden grounds in the ever popular village of Staffin with views towards the Trotternish Ridge. The property has been extended to create additional living space but it still retains much of its traditional features such as deep window sills, 1/4 panel doors and V-lining.

The accommodation within is set out over two floors and comprises of: entrance hall, lounge, sitting room, kitchen, utility and porch the ground floor with three double bedrooms and bathroom located on the first floor. The property further benefits from double glazing, electric central heating. There are original, open fireplaces in the lounge and sitting room and an electric Rayburn in the kitchen.

Externally the property is set within fully enclosed garden grounds extending to approximately 0.16 acres or thereby (to be confirmed by title deeds) which are mainly laid to lawn with established shrubs and bushes. An additional area of garden ground of approximately 0.23 acres (to be confirmed by title deeds) is located on the opposite of the road. Parking is available to the side of the property on the driveway. Rowan Lea presents a fantastic opportunity to purchase a traditional cottage situated in a peaceful location close to all the attractions the area has to offer.



Room sizes

Ground Floor:

Lounge: 3.11m x 4.04m (10'02" x 13'02")

Sitting Room: 3.07m x 4.11m (10'00" x 13'05")

Kitchen: 3.26m x 4.21m (10'08" x 13'09")

Utility Room: 4.62m x 1.96m (15'01" x 6'05")

Porch 1.52m x 1.88m (4'11" x 6'02")



First Floor:

Landing: 1.69m x 4.57m (5'06" x 14'11") at max.

Bedroom One: 3.21m x 4.07m (10'06" x 13'04")

Bedroom Two: 3.96m x 4.19m (12'11" x 13'08") at max

Bedroom Three: 4.04m x 3.24m (13'02" x 10'07") at max

Bathroom: 1.71m x 2.21m (5'07" x 7'02").





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Services:

Mains water and electricity. Drainage to septic tank. Electric Central Heating

Council Tax: Band E

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

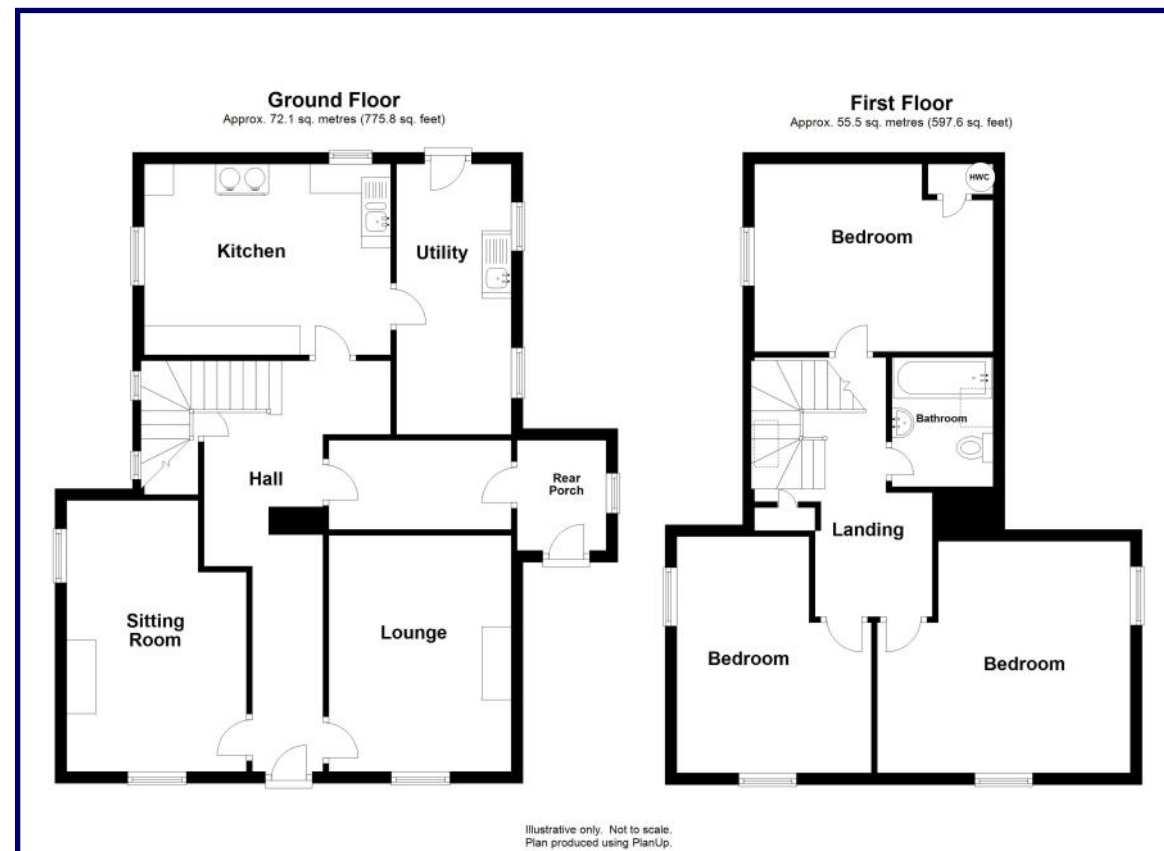
Entry: By mutual agreement.

Directions:

Take the A855 from Portree and on entering Staffin continue until you see Columba 1400 on your right hand side. Rowan Lea is located on the left hand side approximately 300 yards further on and just before the shop and Hungry Gull Café.

Location:

Staffin on the Trotternish Peninsula of Skye is approximately 15 miles north of Portree the Island's capital. Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

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

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.