



# 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



**Salen, Half of Two Marishadder, Staffin, Isle of Skye, IV51 9JG.**

**Offers Over £260,000**

Detached Bungalow

Oil Fired central heating & Double Glazing

Private Garden Grounds

Four Bedrooms

Widespread Views

Peaceful Setting

## Description:

Salen is a well presented detached four bedroom bungalow located in the peaceful crofting township of Marishadder affording widespread views across the surrounding croft land.

Salen is well maintained four bedroom bungalow set in the rural crofting township of Marishadder, a short drive from the village of Staffin and all amenities on offer. Sitting in generous garden grounds within easy commuting distance to Portree and Uig, Salen offers spacious family accommodation with bright, well proportioned rooms and ample built in storage space.

The accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen, utility room, shower room, four bedrooms and bathroom. Further benefitting from oil fired central heating, double glazing and multi fuel stove in the lounge.

Externally, the property is set within private garden grounds which are mainly laid to lawn with mature shrubs, bushes and trees. The property is accessed via a shared access driveway with parking available to the side of the property.

Salen presents a wonderful opportunity to purchase a lovely family home and must be viewed to fully appreciate what is on offer.



## Room sizes

### Ground Floor

**Entrance Vestibule:** 2.00m x 1.79m (6'06" x 5'10").

**Hallway:** 7.93m x 4.12m (26'00" x 13'06") at max.

**Lounge:** 5.21m x 4.83m (17'01" x 15'09") at max.

**Kitchen:** 4.67m x 4.68m (15'04" x 15'04").

**Utility Room:** 2.45m x 1.65m (8'00" x 5'04") at max.

**Shower Room:** 2.43m x 1.80m (7'11" x 5'04") at max.

**Bedroom One:** 3.55m x 3.00m (11'07" x 9'10").

**Bedroom Two:** 3.61m x 2.97m (11'09" x 9'08").

**Bedroom Three:** 4.71m x 2.91m (15'05" x 9'06") at max.

**Bedroom Four:** 4.06m x 3.01m (13'03" x 9'10").

**Bathroom:** 2.31m x 3.61m (7'06" x 11'10") at max.





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## Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating.

**Council Tax:** Band D

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

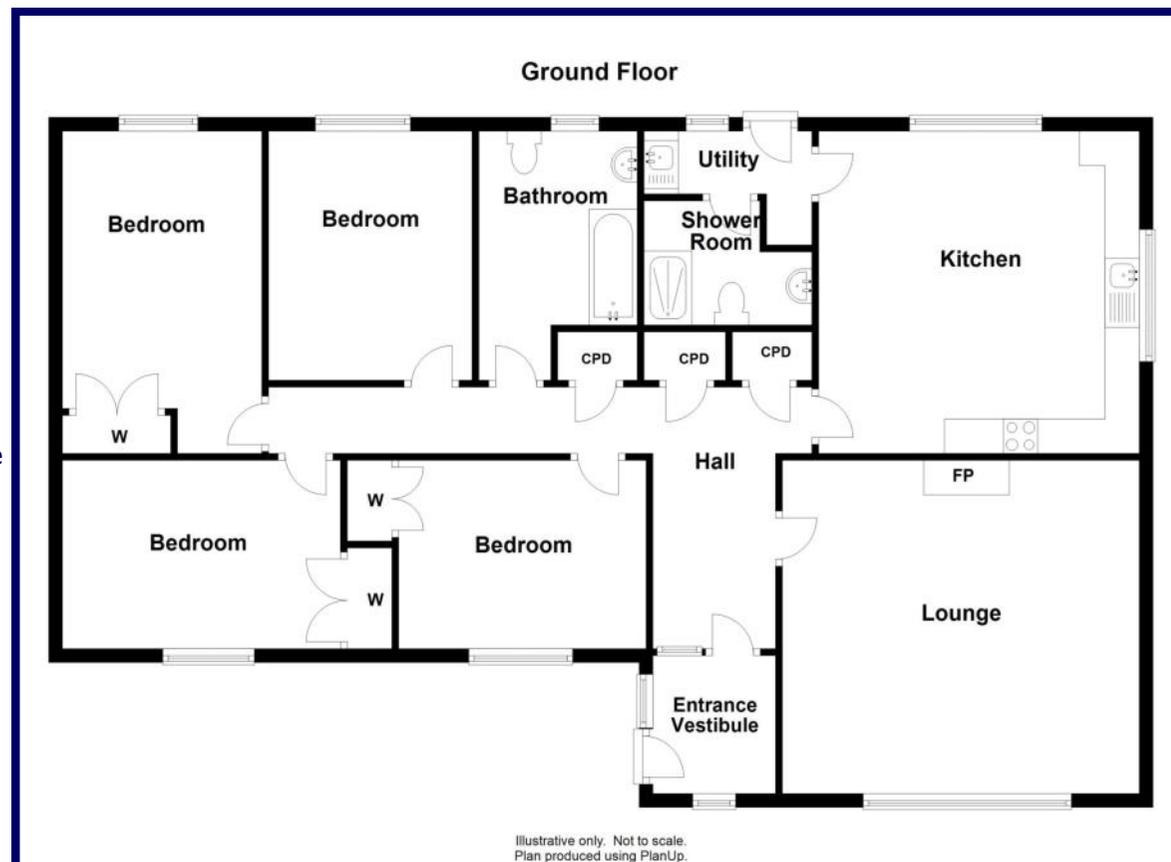
## Entry:

## Directions:

From Portree follow the A855 to Staffin, upon entering Staffin turn left at the sign for Maligar & Marishadder just beyond the "Columba 1400" and follow the road for approximately 2 miles. Continue past the turn off for Maligar. You will pass through a small cluster of houses with Salen being the second driveway on your left after the house on the right with a walled garden.

## Location:

Marishadder is a small crofting township close to Staffin on the Trotternish Peninsula of Skye and some 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



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  
IV51 9ER

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