



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



Sealladh Aillidh, Half of 1 Kendram, Kilmaluag, Isle of Skye, IV51 9UL

Offers Over £160,000

Detached Traditional Cottage

2 Bedrooms & Box Room

Countryside and Sea Views

Feature Fireplace

Garden Grounds and Private Parking

Stunning Location

Description:

Sealladh Àillidh (Beautiful View) is a rustic two bedroom detached traditional cottage set in an elevated position in the small crofting township of Kilmaluag affording views over the surrounding countryside towards the sea.

Sealladh Àillidh is a charming two bedroom traditional cottage located in the crofting township of Kilmaluag in the north of Skye where stunning views over the countryside towards the sea are afforded.

The accommodation within is set out over two floors and comprises: Entrance hallway, lounge, kitchen and bathroom on the ground floor with two bedrooms and a box room / storage room located on the first floor. The property further benefits from double glazing, electric panel heater and a working fireplace in the lounge.

Externally the property is set within fully enclosed garden grounds with parking to the front. A degree of restoration is required but, once complete, Sealladh Àillidh would make an ideal holiday home or first time buyer opportunity.



Room sizes:

Ground Floor

Entrance Hall

3.23m x 1.91m (10'07" x 6'03") at max.

Kitchen

3.42m x 3.60m (11'11" x 11'09")

Lounge

3.61m x 3.75m (11'10" x 12'03")

Bathroom

2.49m x 2.31m (8'02" x 7'06") at max

First Floor

Landing

2.93m x 0881m (9'07" x 2'07")

Bedroom

3.62m x 3.49m (11'10" x 11'05")

Bedroom

3.85m x 3.48m (12'07" x 11'05")

Box Room

3.11m x 1.39m (10'02" x 4'06")





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains water and electricity. Drainage to septic tank. Open fireplace in Lounge. Electric storage heater.

Council Tax:

Band B

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.

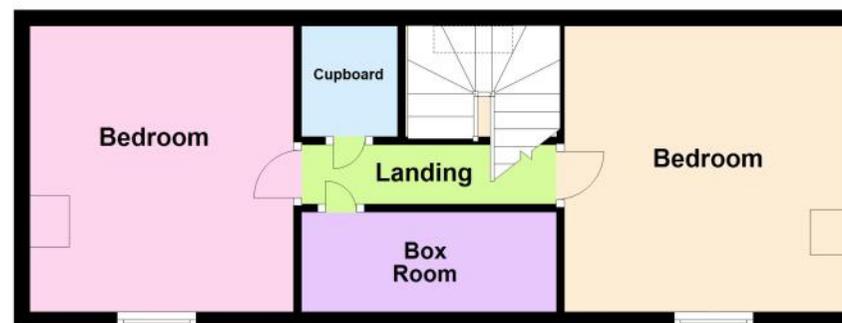
Directions:

Travelling from Portree follow the A855 through Staffin and continue for approximately 6 miles. Sealladh Aillidh is situated up a gravel driveway on your left-hand side immediately before the Bridge B&B.

Ground Floor



First Floor



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
IV51 9ER

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