



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 Innis, 34 Geary, Waternish, Isle of Skye, IV55 8GQ

Offers Over £250,000

Detached House
Two Bedrooms

Fully Enclosed Garden Grounds
Double Glazing, Oil Central Heating

Stunning Views, Tranquil Location
Modern Interiors

Description:

Sealladh Innis is an immaculately presented two bedroom detached cottage situated in the crofting township of Geary on the Waternish Peninsula affording stunning views over the surrounding croft land towards the Ascrib Islands, the Outer Isles and the Trotternish peninsula.

Sealladh Innis is a charming, tastefully decorated two bedroom property located in Geary on the Waternish Peninsula. Presented in walk-in condition this bright and spacious property occupies an enviable position boasting beautiful, panoramic views towards the Ascrib Islands, the Outer Isles and the Trotternish peninsula. Sitting within low maintenance garden grounds with a detached garage / workshop, Sealladh Innis offer family accommodation in a truly tranquil setting. The accommodation within is set out over two levels and comprises of; entrance hall, lounge, dining room, kitchen, conservatory and bathroom on the ground floor. The first floor hosts two double bedrooms and a cloakroom. The property further benefits from uPVC double glazing throughout, oil-fired heating, an open fire place in the lounge and a multi-fuel stove in the dining room. The oil boiler was replaced in April 2023 and the guttering, drainpipes and fascia boards were all replaced since 2020.

Externally the property sits within low maintenance garden grounds with well kept areas of lawn extending to approximately 0.2 acres (to be confirmed by title deed). The borders are planted with various plants, shrubs and bushes. A detached garage/workshop stands adjacent to the house and has power and lighting and an outside tap. Sealladh Innis presents a wonderful opportunity to purchase a lovely family home and viewing is highly recommended to fully appreciate what is on offer.



Room sizes

Ground Floor

Entrance Hallway

3.90m x 2.20m (12'09" x 7'01").

Kitchen

4.20m x 2.40m (13'09" x 7'11").

Lounge

4.04m x 4.30m (13'03" x 13'09").

Dining Room

6.60m x 4.20m (21'06" x 13'10").

Bathroom

2.60m x 2.13m (8'06" x 6'11").

Conservatory

2.90m x 3.60m (9'05" x 11'11").

First Floor

Landing

2.20m x 1.70m (7'00" x 5'09") at max.

Bedroom One

4.30m x 4.60m (14'01" x 15'03").

Bedroom Two

4.20m x 4.70m x 14'00" x 15'03").

Cloakroom

2.40m x 1.10m (7'10" x 3'07").





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Services:

Mains water and electricity. Drainage to septic tank. 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:

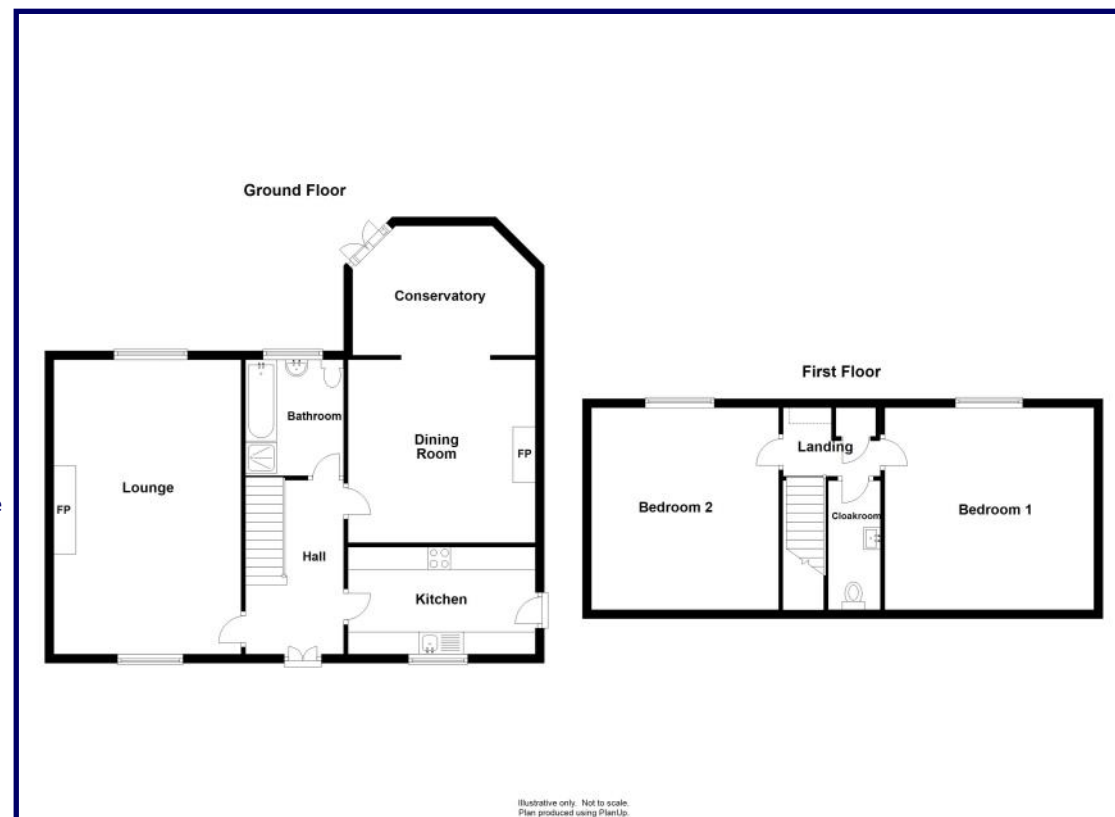
By mutual agreement.

Directions:

From Portree take the A87 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish, follow this road and take the right hand turn at the junction for Trumpan/Geary and right again towards Geary. Continue on this road for about one mile to pass the school on the left hand side. Continue left and follow the road to the far end. Sealladh Innis is the 2nd last house on the right hand side.

Location:

Geary is an active crofting township on the Waternish peninsula on the north west of the Island. Waternish is home to the oldest pub on Skye, the Stein Inn and a great spot to see the spectacular sunsets. Waternish is also a fantastic location for wildlife and walks. Highlights include the lighthouse at Waternish point. The closest village is Dunvegan some 11 miles away which has good local services including shops, hotels and restaurants and the world famous Dunvegan Castle. The Island's capital is some 25 miles to the south east and has all the services and facilities you would expect of a growing town including secondary schooling and a cottage hospital.



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Portree Office: Bridge Road

Portree
Isle of Skye
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.