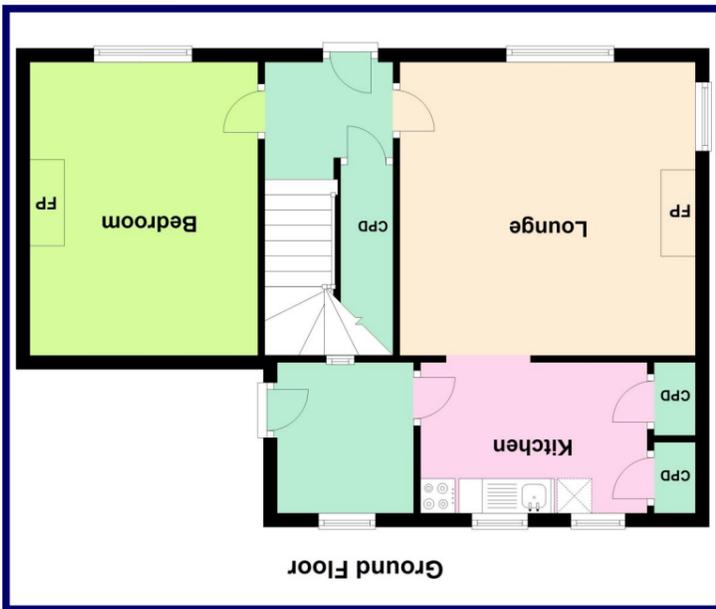
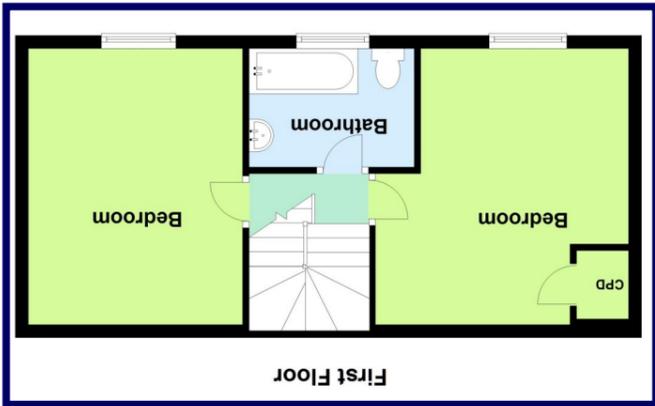


Portree Office: Main Street
 Kyle of Lochalsh
 Ross-Shire
 IV54 8RD

Portree
 Isle of Skye
 IV51 9ER
 IV51 9ER

The Isle of Skye Estate Agency

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.



Location: Colbost is located in the Duirinish peninsula on the north west of the Isle and it is home to the world famous 'Three Chimneys Restaurant'. The area is popular with those wishing to enjoy the outdoors with a good range of places to enjoy including Neist Point lighthouse and Macleod's Tables. The closest village is Dunvegan some 5 miles away which has good local services including shops, post office, primary school, village hall, medical centre, hotels and restaurants and the world famous Dunvegan Castle. The Island's capital is some 30 miles away and has all the services and facilities you would expect of a growing town including supermarket, builders merchants, cinema, good range of shops, hotels, bars, restaurants, secondary schooling and a cottage hospital.

Directions: From Dunvegan follow the signs for Glendale on the B884, continue on the single track road for approximately 5 miles until you reach Colbost. Continue on this road passing the Three Chimneys Restaurant, Seaview is the second house on your left hand side after the turn off for Colbost Jetty.

Entry: By mutual agreement.

Viewings: Strictly by appointment through The Isle of Skye Estate Agency.

Home Report: Please contact The Isle of Skye Estate Agency.

EPC Rating: Band G

Council Tax: Band C

Services: Mains electricity and water. Drainage to septic tank. Electric central heating.

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

The Isle of Skye Estate Agency



The Isle of Skye Estate Agency

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The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



Seaview, 15 Colbost, Isle of Skye, IV55 8ZT.

Offers Over £165,000

Traditional Detached Property
 3 Double Bedrooms

Sea Views over Loch Dunvegan and The Little Minch
 4 Acres or Thereby of Freehold Land (To Be Confirmed By Title)

Electric Central Heating & UPVC Double Glazing
 Elevated Position

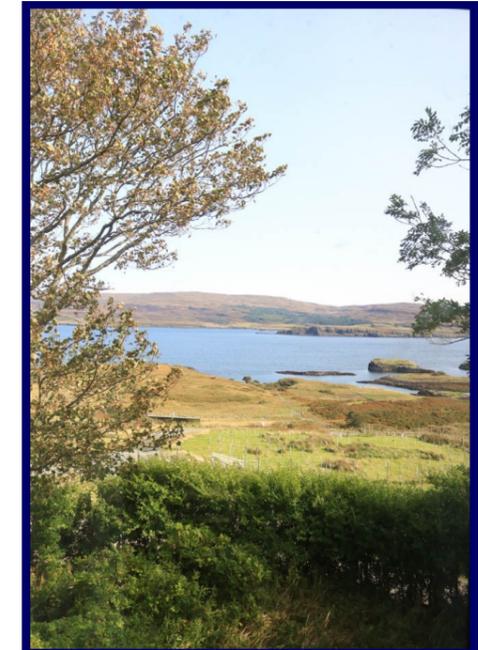
Description:

Seaview is a charming 3 bedroom former croft house set within private garden grounds with approximately 4 acres of freehold land (to be confirmed by title deed). Occupying an elevated position Seaview affords panoramic views across Loch Dunvegan, Coral Beach and The Little Minch to the Outer Isles beyond.

Seaview is a traditional croft house set within private garden grounds in the crofting township of Colbost near Dunvegan boasting stunning views across Loch Dunvegan. The property would benefit from some degree of modernization internally however it still retains a warm welcoming homey feeling throughout. The accommodation within is set out over two levels and comprises of; Entrance hallway, Lounge, Bedroom, Kitchen and Rear Porch on the ground floor with Two Double Bedrooms and bathroom located on the first floor. The property further benefits from UPVC double glazing, electric heating and approximately 4 acres of freehold land (to be confirmed by title).

Externally the property sits within private garden grounds reached via a private drive way. The garden is laid mainly to lawn with established trees, shrubs and bushes. To the rear of the property there is 4 acres or thereby of freehold land (to be confirmed by title deeds).

Seaview would make a comfortable home or idyllic holiday letting property set in a picturesque area boasting panoramic sea views and must be viewed to fully appreciate the setting. ***** House available fully furnished *****



Room sizes

Ground Floor:

Entrance hall: 6'01 x 13'11 (1.86m x 4.26m) at max.

Lounge: 14'00 x 12'10 (4.29m x 3.94m)

Bedroom One: 13'11 x 10'10 (4.26m x 3.31m)

Kitchen: 10'09 x 7'01 (3.29m x 2.18m)

First Floor:

Landing: 8'08 x 6'00 (2.64m x 1.85m) at max.

Bedroom 2: 13'11 x 12'09 (4.25m x 3.90m) at max.

Bedroom 3: 15'04 x 10'10 (4.68m x 3.32m)

Bathroom: 8'04 x 5'11 (2.55m x 1.83m)

