



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

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



## Seaview House, Half of 4 Kilvaxter, Kilmuir, IV51 9YR

**Offers Over £225,000**

Detached traditional Croft House

3 Bedrooms

Sea Views

Oil Central heating and Wood Burning Stove

Large Garden Grounds

Stunning Location

## Description:

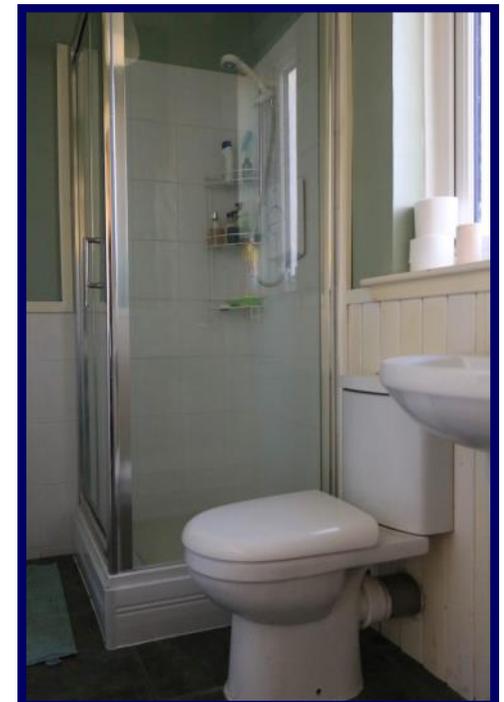
Seaview House, Half of 4 Kilvaxter is a traditional detached three bedroom 1 1/2 storey house in the crofting community of Kilmuir. Situated a short drive from Uig and all the amenities on offer there.

Seaview House is a traditional house, set in approximately 1 acre of garden grounds (to be confirmed by title deeds), in the popular township of Kilvaxter, offering beautiful views over the countryside and towards the Outer Isles. The property still retains much of its character and charm with large windows and a wood burning stove.

The accommodation within is set out over two floors and comprises of entrance lobby, lounge, kitchen/diner, rear lobby, utility room, study and shower room on the ground floor. Stairs lead to the upper floor where you find three bedrooms and a bathroom. The property further benefits from oil central heating and double glazing throughout.

The property is surrounded by fully enclosed garden grounds which are mainly laid to lawn and private parking is available to the front.

Seaview House presents a wonderful opportunity to purchase a lovely family home or holiday letting opportunity and must be viewed to appreciate what is on offer.



## Room sizes:

### Ground Floor Floor

Entrance Lobby 2.43m x 1.74m (7'11" x 5'08")

Lounge 4.12m x 5.18m (13'06" x 17'00")

Kitchen/Diner 3.64m x 4.15m (11'11" x 13'07")  
at max.

Rear Lobby 2.84m x 1.69m (9'03" x 5'06")

Study 3.74m x 3.71m (12'02" x 12'02") at max

Utility Room 2.168m x 2.13m (7'01" x 6'11")

Shower Room 2.15m x 1.45m (7'00" x 4'09")

### Upper Floor

Bedroom One 3.13m x 4.06m (10'03" x  
13'03")

Bedroom two 4.21m x 3.05m (13'09" x 9'11")

Bedroom Three 3.46m x 2.40m (11'04 x  
7'10")

Bathroom 2.50m x 1.58m (8'3" x 5'2")





# 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. Oil Central Heating.

## Council Tax:

Band D

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

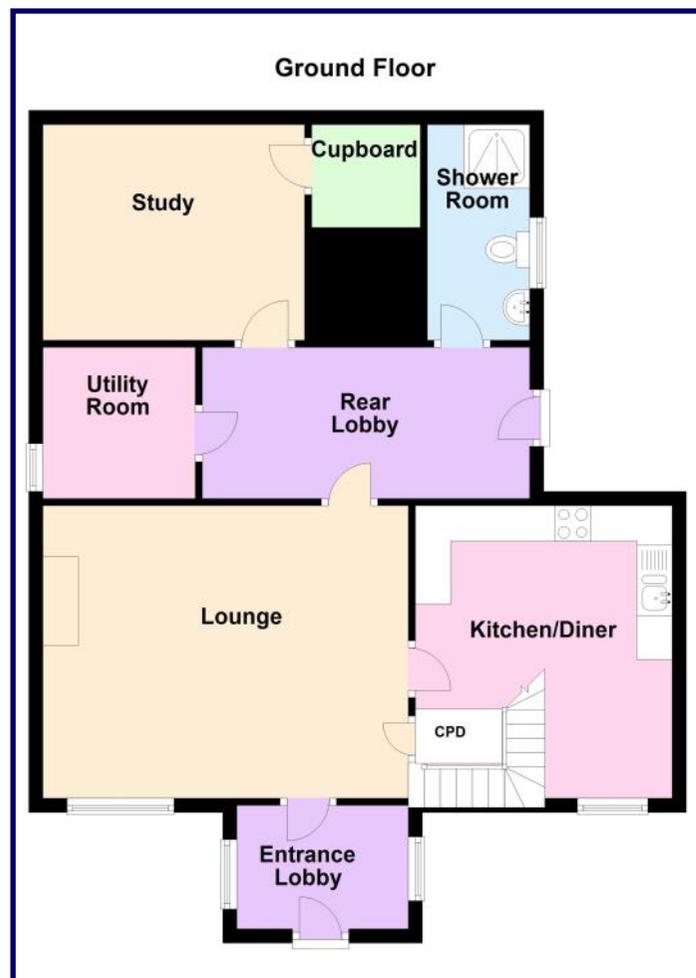
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Portree follow the A87 towards Uig and continue onto the A855 towards Kilmuir. Continue on to the township of Kilvaxter and Seaview House is located on the left hand side of the road .



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