



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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Skeabost View, Half of 7 Tote, Skeabost Bridge, Isle of Skye, IV51 9PQ.

Offers Over £650,000

Substantial Detached Bungalow with a Self Contained Annexe
5 Bedroom (5 en-suite) & A Two En-Suite Bedroom Annexe

Generous Private Garden Grounds

UPVC Double Glazing and Oil and LPG Gas Central Heating

Sea and Mountain Views

Central Location

Description:

Skeabost View presents an exciting opportunity to purchase an immaculately presented five bedroom bungalow complete with an additional two bedroom annexe in the peaceful township of Tote boasting widespread views over Loch Snizort and the Cuillins.

Skeabost View is a bright and spacious detached five-bedroom bungalow set in an elevated position affording widespread views over Loch Snizort and the Cuillin mountains. The property is conveniently located within 6 miles of Portree and all the amenities the village has to offer. The property is presented in walk-in condition offering spacious, modern family living decorated in neutral tones throughout.

The spacious accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen/family room, utility room and five en-suite bedrooms. The detached annexe hosts an open plan kitchen/living room with two en-suite bedrooms. The property further benefits from UPVC double glazing throughout, oil fired central heating in the main house and LPG gas central heating in the annexe.

Externally, the property is set within large fully enclosed garden grounds extending to approximately 0.71 acres or thereby (to be confirmed by title deed) which are mainly laid to neat areas of lawn an established hedge providing privacy. The property is accessed via a tarred driveway with ample parking available to the side of the property. In addition is a large garage/workshop with water and electricity connected.

Skeabost View presents a wonderful opportunity to purchase a wonderful home and business opportunity in a stunning setting and must be viewed to truly appreciate the package on offer.

Furniture available by separate negotiation.



Room sizes

Ground Floor

Entrance Vestibule: 1.78m x 1.69m (5'09" x 5'06")

Hallway: 8.25m x 4.75m (27'06" x 15'05") at max.

Lounge: 6.00m x 5.00m (19'06" x 16'04") at max.

Kitchen/Family Room: 6.00m x 5.25m (19'06" x 17'02") at max.

Utility Room: 3.00m x 1.75m (9'08" x 5'07")

W.C.: 1.75m x 1.00m (5'07" x 3'02")

Bedroom One: 4.50m x 3.40m (14'07" x 11'11")

En-Suite: 1.75m x 1.20m (5'07" x 3'09")

Bedroom Two: 3.40m x 3.10m (10'11" x 11'11") at max.

En-Suite: 2.50m x 0.90m (8'02" x 2'09")

Bedroom Three: 3.00m x 3.00m (9'08" x 9'08")

En-suite: 2.00m x 3.00m (6'06" x 9'08")

Bedroom Four: 4.30m x 3.00m (14'10" x 9'08")

En-Suite: 2.00m x 1.00m (6'06" x 3'03")

Bedroom Five: 4.00m x 3.50m (13'12" x 11'10")

En-Suite: 1.90m x 1.60m (6'02" x 5'02") at max.

Annexe:

Open Plan Living Room/Kitchen: 6.47m x 2.67m (21'02" x 8'08")

Bedroom One: 3.19m x 2.50m (10'05" x 8'02").

En-Suite: 2.25m x 0.90m (7'04" x 2'09")

Bedroom Two: 3.19m x 2.50m (10'06" x 8'02").

En-Suite: 2.25m x 0.90m (7'04" x 2'09")





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Services:

Mains water and Electricity. Drainage by way of septic tank.
Oil Fired Central in Main House & LPG Gas in the Annexe.

Council Tax: E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

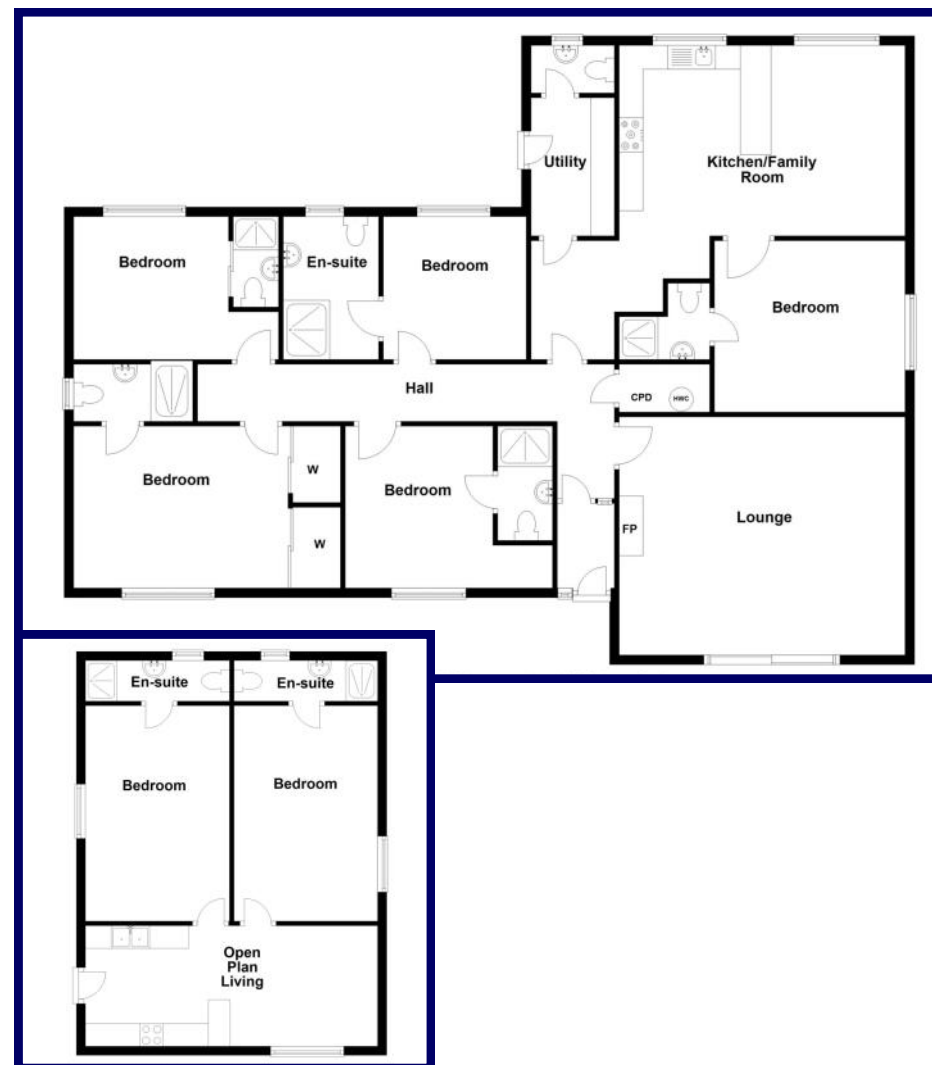
By mutual agreement.

Directions:

From Portree take the A87 towards Uig, Turning off to the left for Dunvegan on the A850, after a short drive take a right signposted to Tote and Peinmore, follow this road and turn left into Tote, Skeabost view will be clearly signposted on your left hand side.

Location:

Tote is a quiet crofting township located some 6 miles north of Portree, the islands capital. Portree is a busy and vibrant town offering a range of facilities and services such as supermarkets, shops, hotels, restaurants, leisure facilities, a library, a cottage hospital and modern medical centre and both primary and secondary schooling.



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.

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Portree
Isle of Skye
IV51 9ER
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Kyle of Lochalsh
Ross-Shire
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