



# 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



## Sunnybank, Kensaleyre, Isle of Skye, IV51 9XE.

**Offers Over £180,000**

Detached Bungalow

LPG Gas Central Heating & UPVC Double Glazing

Detached Garage

Two Bedrooms

Generous Garden Grounds

Sea Views

## Description:

Sunnybank is a delightful two bedroom bungalow located in the desirable township of Kensaleyre conveniently located approximately 7 miles from Portree. Occupying an elevated position from where lovely views across Loch Eyre are afforded.

Sunnybank is a bright and airy bungalow set within well maintained private garden grounds in the township of Kensaleyre near the islands capital Portree. The accommodation within is set out over one level and comprises of; Entrance porch, Hall, Lounge, Kitchen/Diner, Shower Room and Two Double Bedrooms. The property further benefits from UPVC double glazing, LPG gas central heating and a large attic space with the potential for conversion subject to the correct planning consents.

The property is surrounded by beautiful fully enclosed garden grounds which are well maintained. There is parking available on the gravel driveway with the added benefit of a detached garage to the side of the property.

Sunnybank would make a wonderful home set in the picturesque township of Kensaleyre boasting sea and mountain views, all within easy commuting distance of Portree or Uig and the amenities on offer.



## Room sizes

### Ground Floor:

**Entrance Porch:** 1.90m x 1.33m (6'02" x 4'04")

**Hallway:** 2.57m x 1.86m (8'05" x 6'01")

**Lounge:** 4.51m x 4.17m (14'09" x 13'08") at max.

**Kitchen:** 4.62m x 3.66m (15'01" x 12'00") at max.

**Bedroom One:** 3.52m x 3.69m (12'06" x 12'01")

**Bedroom Two:** 3.70m x 2.91m (12'06" x 12'01")

**Shower Room:** 1.84m x 1.75m (6'00" x 5'08")

**Garage:** 6.02m x 3.63m (19'08" x 11'10")





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## Services:

Mains water and electricity. Drainage to septic tank.

**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

## Entry:

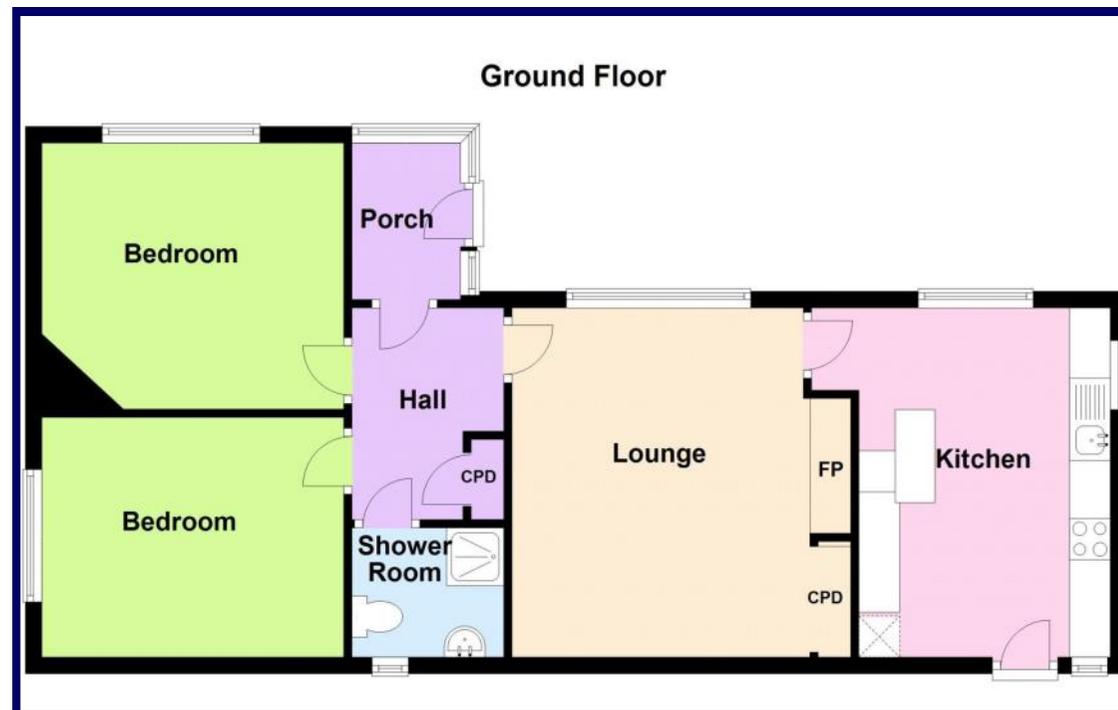
By mutual agreement.

## Directions:

From Somerled Square, turn right onto the Dunvegan Road (A87), turn right again along the Dunvegan Road past Portree High School and continue towards Uig. After roughly 6 miles you will reach the township of Kensaleyre. The driveway for Sunnybank is located on

## Location:

Kensaleyre is a friendly community located some 7 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. Located in the centre of the island, Kensaleyre is the ideal base for exploring the rest of the Isle of Skye.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
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.