



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



The Beach House, 11 Idrigill, Uig, Isle of Skye, IV51 9XU.

Detached House

Five Bedrooms (5 en suite)

Large Garden Grounds

Double Glazing and Oil Central Heating

Offers Over £380,000

Direct Shore Access

Views Over Uig Bay

Description:

The Beach House is a substantial detached bungalow with five en-suite bedrooms set within private garden grounds of approximately 0.5 acres or thereby (to be confirmed by title deeds) in a stunning location in Uig with direct shore access to Uig Bay.

The Beach House is a spacious bungalow with five en-suite bedrooms, set within private garden grounds overlooking Uig Bay. Currently operating as a successful Bed & Breakfast establishment the property is located close to Uig ferry terminal – the gateway to the outer isles – and the other amenities on offer in the village such as a pottery, restaurants and shops. The generously proportioned property is ideally suited to be a family home as well as offering the potential to continue as a Bed & Breakfast establishment.

The house comprises: porch, hallway, lounge/breakfast room, dining kitchen, utility, five en-suite bedrooms and integral garage. The property further benefits from UPVC double glazing, oil fired central heating and an open fireplace in the lounge.

Externally the property is set within generous garden grounds approximately 0.5 acres in size (to be confirmed by title deeds) with ample parking available on the gravel driveway. An area of lawn to the shoreside is the ideal place to take in the wonderful views.

The Beach House would make a beautiful large family home set in a truly glorious location. It also offers the new owner the option of operating a successful Bed & Breakfast premises and must be viewed to fully appreciate the offering.



Room sizes

Ground Floor

Entrance Porch: 2.35m x 1.79m (7'08" x 5'10").

Hallway: 8.58m x 4.80m (28'01" x 15'09") at max.

Lounge: 4.38m x 5.78m (14'04" x 19'00").

Kitchen / Dining: 4.70m x 5.99m (15'05" x 19'08") at max.

Utility Room: 3.20m x 1.50m (10'06" x 4'11").

Bedroom One: 3.46m x 2.29m (11'04" x 7'06").

En-suite: 2.29m x 0.76m (7'06" x 2'06").

Bedroom Two: 3.50m x 2.52m (11'06" x 8'03").

En-Suite: 2.52m x 0.77m (8'03" x 2'06").

Bedroom Three: 5.12m x 3.50m (16'09" x 11'05").

En-Suite: 2.47m x 1.16m (8'01" x 3'09").

Bedroom Four: 5.11m x 3.49m (16'09" x 11'05").

En-Suite: 3.49m x 1.67m (11'05" x 5'05").

Bedroom Five: 3.50m x 2.37m (11'06" x 7'07").

En-Suite: 2.56m x 1.59m (8'04" x 5'02").

Garage: 8.23m x 6.08m (27'00" x 19'11").





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fuel Central Heating.

Council Tax: Band B

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:

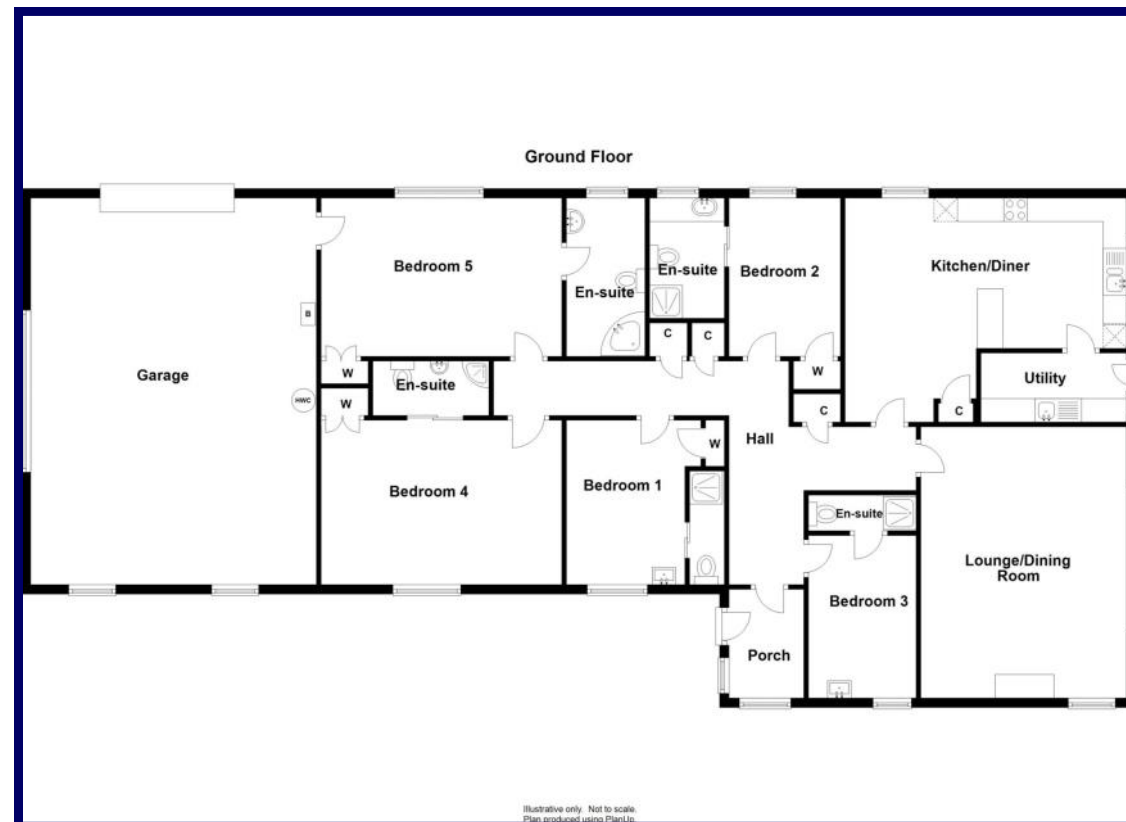
By mutual agreement.

Directions:

From Portree take the A87 to Uig and follow signs for the ferry. You will pass the ferry parking area on the left. As the road bears left take the turning on the right past Uig Pottery and The Beach House is the 5th property on the left.

Location:

Uig is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services include a general store, petrol station, pub, bakery and the local Skye Brewery. The nearest primary school is in Kilmuir and secondary education is provided in Portree, some 18 miles to the south, together with all the facilities you would expect of a modern town (although known as 'the village') including supermarkets, shops, banks, cottage hospital, swimming pool and library. With its ferry links, Uig benefits from a daily bus service to Portree with onward links to the mainland. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and a short drive to the north you have the ruins of Duntulm Castle.



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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.