



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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The Croft, Ullinish, Struan, Isle of Skye, IV56 8FD.

Offers Over £475,000

Contemporary R-House

Generous Garden Grounds

Stunning Sea & Mountain Views

2/3 Bedrooms with self-contained Annexe

Nordan Aluclad Double Glazing and Airsource underfloor Heating

Bright and Airy Accommodation

Description:

The Croft presents a rare and unique opportunity to purchase a contemporary 2/3 bedroom R-House complete with a luxury self contained studio located in the picturesque township of Ullinish set in an enviable position boasting panoramic views over Loch Bracadale and the Cuillin mountains.

The Croft and Bothy offers prospective purchasers a rare opportunity to purchase a stunning eco home located in the peaceful township of Ullinish boasting wonderful sea and mountain views. Completed in 2022 and finished to a very high standard the property is presented in immaculate condition with stylish modern decor throughout. The property has been designed and positioned to maximise the stunning views that surround with every window to the front elevation affording uninterrupted views over Loch Bracadale and the Cuillin Mountains.

The bright and airy accommodation within is set out over two floors and comprises of: entrance porch, hallway, lounge, kitchen diner, snug and WC on the ground floor with landing, bathroom and two double bedrooms on the first floor.

The property further benefits from Nordan Aluclad double glazing throughout, solid Oak flooring and doors, MHVR system and under floor air source heating.

Externally, the property is set within substantial fully enclosed garden grounds extending to approximately 0.5 acres or thereby (to be confirmed by title deed)

The neat and well maintained garden grounds are mainly laid to lawn with a large gravel parking area to the side of the property providing ample parking space for several cars. The garden grounds also host a detached self contained bothy which has been operating as a successful airbnb business providing an income stream along with a home office/studio/shed.

The croft would make a wonderful contemporary home set in a stunning location with breath-taking views over Loch Bracadale and the Cuillin mountains and must be viewed to fully appreciate the property and views on offer.



Room sizes

Ground Floor

Entrance Porch: 2.49m x 1.94m (8'01" x 6'04").

Hallway: 5.48m x 2.96m (17'11" x 9'08") at max.

Lounge: 5.49m x 3.45m (18'00" x 11'03").

Kitchen Diner: 5.59m x 3.42m (18'04" x 11'02").

Snug: 4.30m x 3.50m (14'01" x 11'03").

WC: 2.53m x 1.69m (8'00" x 3'10") at max.

First Floor:

Landing: 2.96m x 2.70m (9'08" x 8'08")

Bedroom One: 4.18m x 3.42m (13'08" x 11'02").

Bedroom Two: 4.19m x 3.40m (13'08" x 11'01").

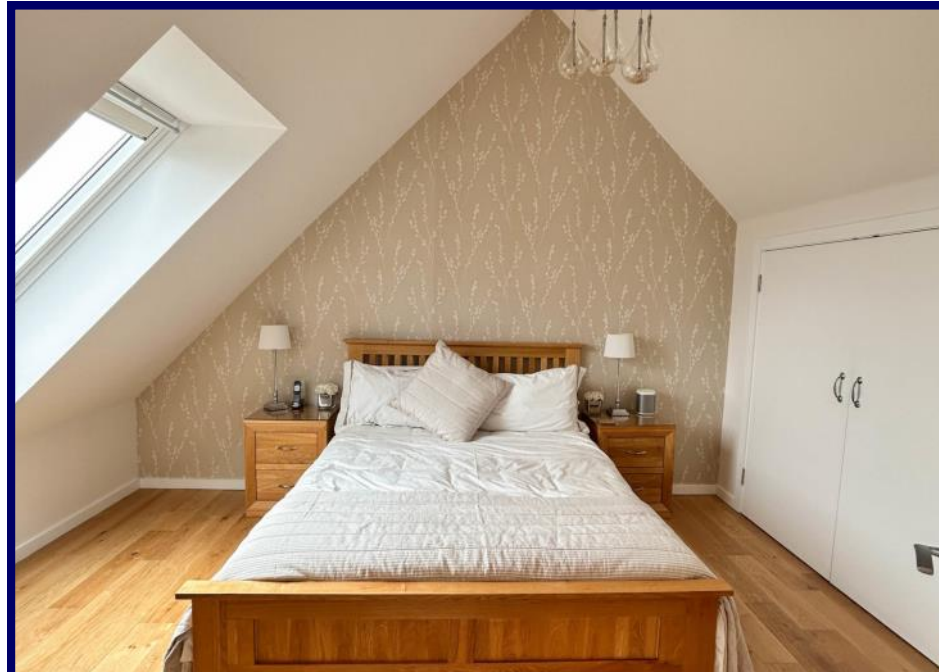
Bathroom: 2.96m x 1.87m (9'08" x 6'01").

Bothy

Open Plan Studio: 4.95m x 2.39m (16'03" x 7'10").

Shower Room: 2.39m x 1.20m (7'10" x 3'11").

Office/Studio/Shed: 3.78m x 2.77m (12'04" x 9'01")





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Services:

Mains water and electricity. Drainage to septic tank. Air Source Heating.

Council Tax: D

EPC Rating:

Band B

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

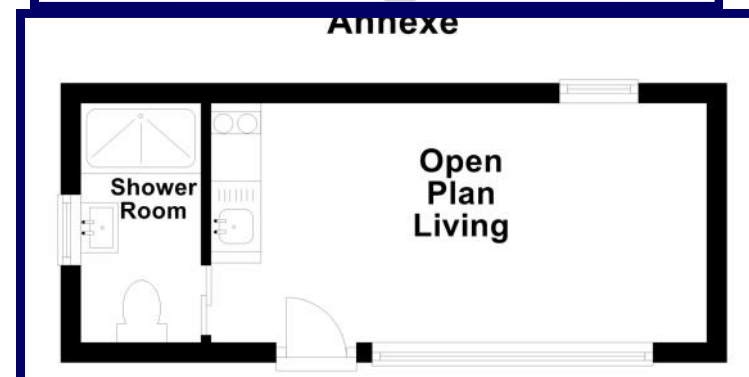
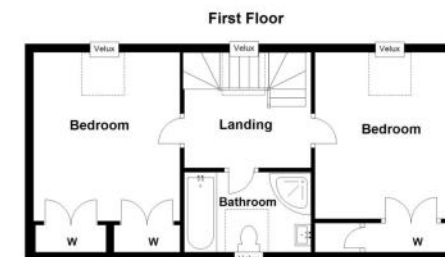
By mutual agreement.

Directions:

From Portree take the B885 towards Struan and continue on this road, at the junction turn right onto the A863 to Dunvegan. Continue on this road and take the left hand turn for Ullinish located just before Dun Beag Broch. Continue on the Ullinish township road and take the first road on your left, the croft and bothy will be clearly signposted on your left hand side.

Location:

Ullinish is a quiet crofting township located on the west coast of the island approximately half way between Sligachan and Dunvegan. Struan, about a mile away, is a thriving crofting township with a good community spirit there is post office, grocery store, second hand book store with cafe and outdoor clothing business. Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, bakers and doctor's surgery. Portree, the islands capital is just 12 miles away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary school.



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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