



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 Old Cottage, 4 Suladale, Treaslane, Isle of Skye, IV51 9PA.

Offers Over £200,000

Detached Cottage

Private Location

Dual Fuel Stove and Electric Heating

One Bedroom

Separate Building Plot

Double Glazing

Description:

The Old Cottage is a traditional detached one bedroom cottage in the crofting hamlet of Suladale. Located in an elevated position the cottage offers panoramic views of the surrounding countryside.

The Old Cottage is a traditional stone cottage dating from the late 1800s and has been lovingly renovated. The cottage is set in private garden grounds in a peaceful countryside location approximately halfway between Portree and Dunvegan.

The accommodation within comprises of entrance hallway, open plan lounge /kitchen, bedroom and shower room. The property is double glazed throughout and further benefits from electric heating and a dual fuel stove in the living area.

The Old Cottage is being sold incorporating a building plot of 0.25 acres or thereby (to be confirmed by title deeds). Planning in Principle is in place for the erection of a single storey property. Planning reference 19/00838/PIP.

The Old Cottage has vaulted, beamed ceilings in the living area and bedroom and this charming property must be viewed to appreciate what is on offer. The Old Cottage would make an ideal home for a first time buyer or a holiday home.



Room sizes

Ground Floor

Entrance Hallway & Open Plan Living Area

6.42m x 3.76m (21'00" x 12'03")
at Max

Bedroom

3.77m x 3.25m (12'04" x 10'07")

Shower Room

2.025m x 1.67m (6'07" x 5'05")





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Services:

Mains water and electricity. Drainage to septic tank.

Council Tax: A

EPC Rating:

Band G

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 for approximately 5 miles then turn left onto the A850 towards Dunvegan. Follow the road, crossing the River Treaslane until you see signage for Skye Riding Centre. Take this turning left and the Old Cottage is further up on the right hand side.

Location:

The small crofting hamlet of Suladale is located approximately 10 miles from Skye's capital town of Portree where you will find amenities such as primary and secondary schools, hospital, shops, bars and restaurants. Dunvegan, and its castle, is approximately 12 miles to the west.

Ground Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.

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 Office: Bridge Road

Portree
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IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD