



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

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01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## The Old Croft House, 2 Herebost, Dunvegan, Isle of Skye

Traditional Croft House  
Generous Garden Grounds

4 Bedrooms  
Electric Storage Heating

**Offers Over £172,500**

Sea and Mountain Views  
Original Features

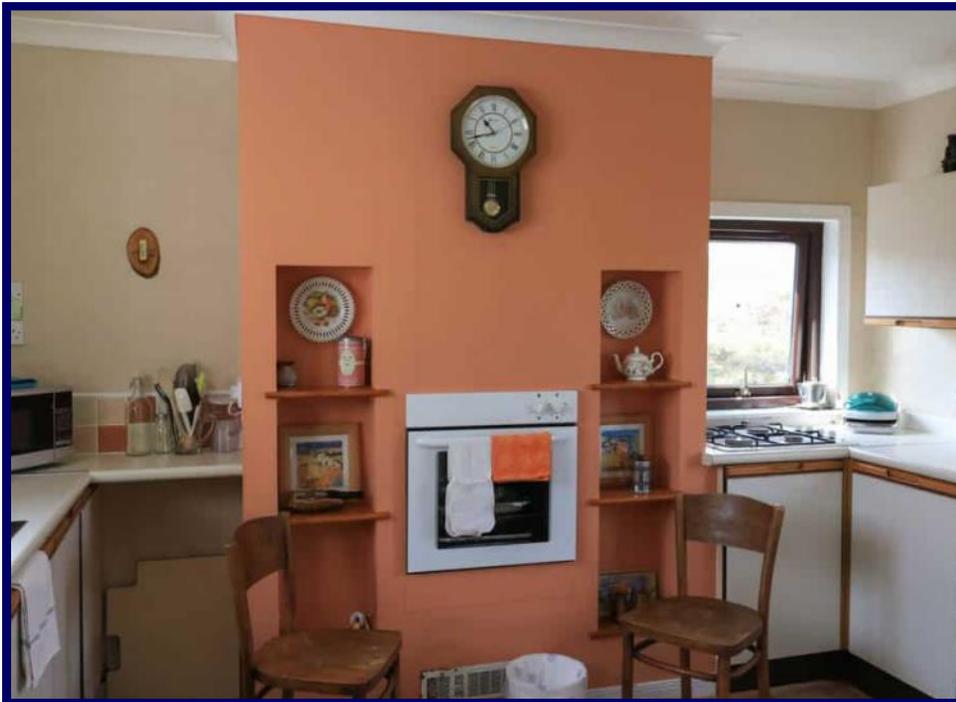
## Description:

The Old Croft House is a charming four bedroom former croft house in the scenic township of Herebost, Dunvegan set in a lovely position at the head of Loch Roag with far reaching views towards the Cuillin Mountains to the front and boasting views of the MacLeod's Tables to the rear.

The Old Croft House is a delightful traditional croft house within the quiet and picturesque crofting township of Herebost located just 2 miles from Dunvegan and also located within commuting distance of Portree. The property would benefit from a slight degree of modernisation and still retains it's character and charm with many original features such as 1/4 panel doors, v-lining and deep window sills. The accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, kitchen diner, bedroom one and family bathroom on the ground floor with three further bedrooms located on the first floor. The property further benefits from UPVC double glazing throughout, electric storage heating and generous garden grounds.

Externally, the garden grounds are mainly laid to lawn with established bushes and trees to the side. Parking is available on the gravel driveway to the side.

The Old Croft House would make a wonderful home set in a beautiful location offering sea and mountain views and is a must see to fully appreciate what is on offer.



## Room sizes

### Ground Floor:

**Entrance Porch:** 5'05 x 4'05 (1.67m x 1.36m)

**Hallway:** 13'08 x 9'06 (4.19m x 2.91m) at max.

**Bathroom:** 8'04 x 6'07 (2.55m x 2.01m)

**Lounge:** 13'06 x 9'07 (4.14m x 2.94m).

**Kitchen:** 12'07 x 10'04 (3.85m x 3.17m) at max.

**Bedroom One:** 13'07 x 11'05 (4.16m x 3.49m)



### First Floor:

**Landing:** 9'07 x 3'11 (2.94m x 1.21m) at max.

**Bedroom Two:** 12'05 x 9'07 (3.79m x 2.93m)

**Bedroom Three:** 13'02 x 11'07 (4.02m x 3.55m)

**Boxroom:** 9'08 x 5'01 (2.60m x 1.65m)





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## Services:

Mains electricity and water. Drainage to septic tank. Electric storage heating.

## Council Tax:

Band D

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

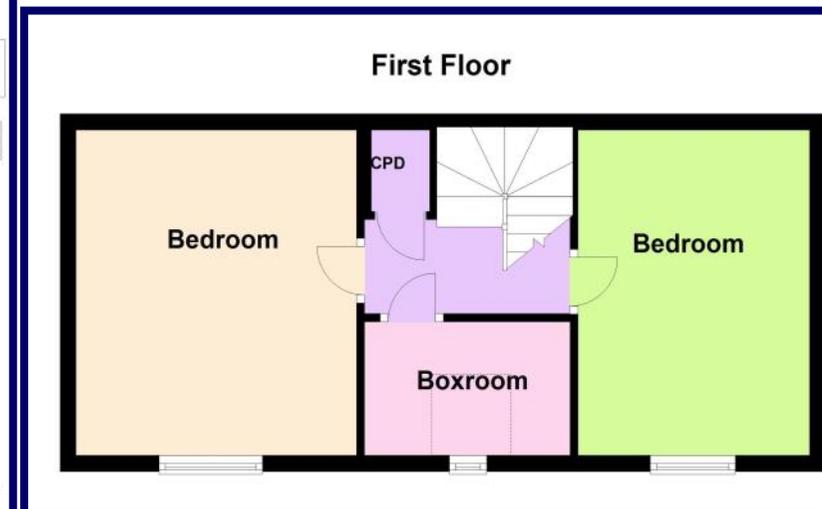
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Dunvegan village proceed along A863 heading to 'Struan' after approximately 2 miles you will come to the turn off for Roag and Orbost on your right hand side, take this junction and continue along the township road. The Old Croft House is the first house on the right after you cross the river.



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.

## The Isle of Skye Estate Agency

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Isle of Skye  
IV51 9ER  
IV51 9ER

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