



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



Tigh Na Cnoc, Kensaleyre, Isle of Skye, IV51 9XE.

Offers Over £240,000

Detached Property

Double Glazing & Electric Central Heating

Views of Loch Snizort

Two Bedrooms

Private Garden Grounds

Off-Street Parking

Description:

Tigh Na Cnoc is a delightful two bedroom property located in the desirable township of Kensaleyre conveniently located approximately 8 miles from Portree. Occupying an elevated position from where lovely views across Loch Snizort Beag are enjoyed.

Tigh Na Cnoc is a bright and airy detached two bedroom property set within enclosed garden grounds within easy commuting distance to Portree and all the local amenities on offer. The bright and airy property has been well maintained by the current owners and is presented in walk in condition.

The accommodation within is set out over two floors with the living space located on the first floor to take full advantage of the sea views on offer. The accommodation comprises of entrance hall, two double bedrooms, inner hall, shower room and garage located on the ground floor. The first floor boasts a bright and airy open plan living space. The property further benefits from UPVC double glazing throughout, integral storm shutters to all windows and door in bedroom one, electric central heating supplemented by a multi-fuel stove and attached garage offering the potential to be converted (subject to the relevant consents).

Externally the property is set within fully enclosed garden grounds which are mainly laid to lawn with established trees, shrubs and bushes with herbaceous borders. Parking is available to the front of the property on the tarmac driveway. Access to the property is from the main road via a shared driveway.

Tigh Na Cnoc would make a wonderful home and viewing is highly recommended to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hall

3.12m x 2.62m (10'02" x 8'07") at max.

Bedroom One

3.75m x 3.57m (12'03" x 11'08").

Shower Room

3.12m x 1.93m (10'02" x 6'04").

Inner Hall

3.45m x 2.48m (11'03" x 8'01").

Bedroom Two

3.45m x 2.60m (11'03" x 8'05").

Garage

6.44m x 3.25m (21'01" x 10'07").

First Floor:

Open Plan Lounge/kitchen diner:

8.88m x 4.86m (29'01" x 15'11").





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Services:

Mains water and electricity. Drainage by way of septic tank.
Electric central heating.

Council Tax: Band A

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

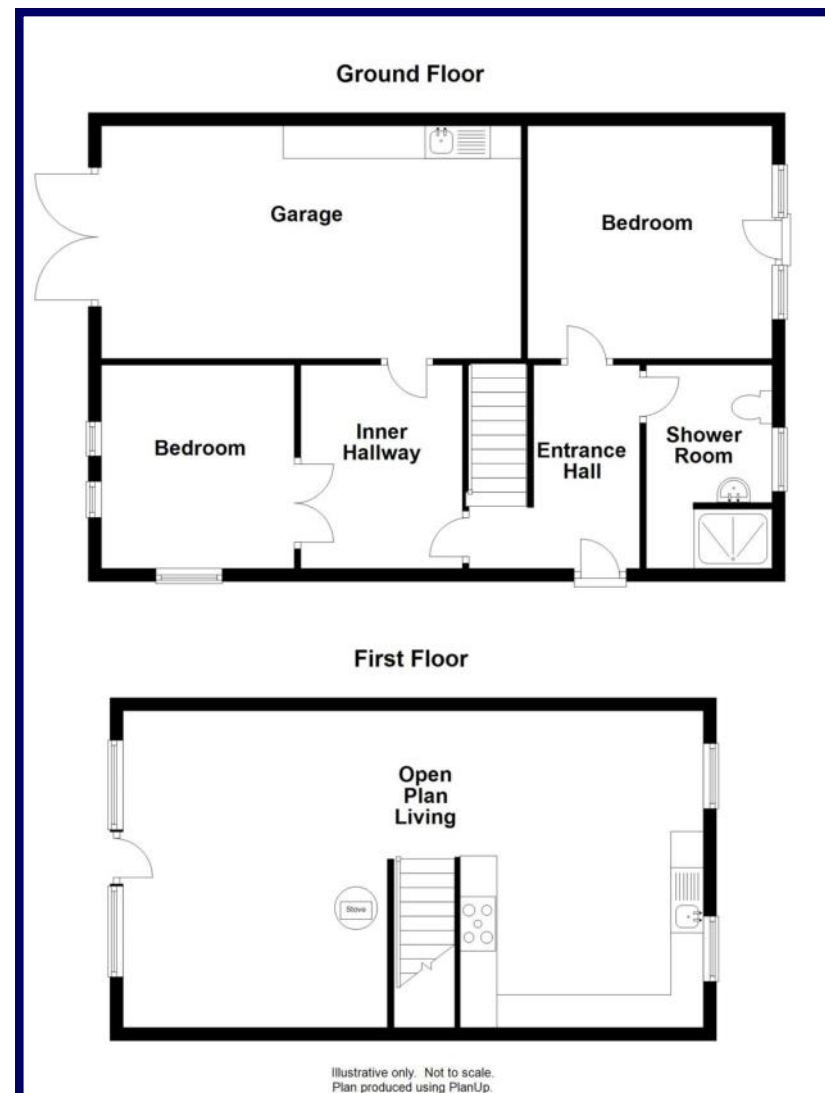
Entry: By mutual agreement.

Directions:

From 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. Continue through Kensaleyre, after approximately 1 mile after leaving Kensaleyre take the driveway on your right hand side sign posted for Lochview B&B, Tigh Na Cnoc is the second property on your right.

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



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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.