



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 Sona, 18 Dunhallin, Waternish, Isle of Skye, IV55 8GH.

Fixed Price £295,000

Elevated position

3 Bedrooms

4.5 Acres of Vacant Croft Land (To Be Confirmed By Title)

Subdivided into Two Self Contained Units

Stone Byre Prime for Conversion

Sea Views

Description:

Tigh Sona is a detached property that is subdivided into two self contained units occupying an elevated position in the picturesque crofting township of Dunhallin, Waternish. Set within a 4.5 acres of vacant croft land the property boasts far reaching sea views over The Minch out towards The Outer Hebrides beyond.

Tigh Sona offer purchasers a unique opportunity to purchase a detached 1 & 1/2 storey three bedroom property with the potential for a variety of uses. The property is currently subdivided into two self contained holiday letting units which are connected via an internal connecting door.

Tigh Sona is set out over two floors and comprises of entrance hallway, Inner hall and open plan lounge/kitchen diner on the ground floor with two bedrooms and family bathroom located on the first floor. Island View is set out over one level and comprises of: kitchen, sitting room, hall and en-suite bedroom. The property also benefits from UPVC double glazing throughout, electric storage heating, multi fuel stove and open fire.

Externally, the garden grounds are mainly laid to lawn with a large gravel parking area to the front of the property. The garden hosts a wooden clad studio. In addition to the garden grounds is 4.5 acres of vacant croft land (to be confirmed by title deeds) that runs to the rear of the property, within the croft land is a stone byre that has potential to be converted subject to all the relevant consents.

Tigh Sona would make a wonderful home or holiday letting opportunity and must be viewed to fully appreciate the package on offer.



Room sizes

Tigh Sona:

Ground Floor:

Entrance Hallway: 12'05 x 6'03 (3.80m x 1.93m) at max.

Inner Hall: 7'04 x 3'06 (2.24m x 1.07m)

Lounge: 15'02 x 11'03 (4.65m x 3.45m)

Kitchen: 11'02 x 9'10 (3.42m x 3.01m)

Upper Floor:

Bedroom One: 17'10 x 13'04 (5.44m x 4.08m) at max.

Bedroom Two: 17'10 x 15'02 (5.45m x 4.65m) at max.

Bathroom: 7'06 x 7'00 (2.30m x 2.15m)

Island View:

Kitchen: 11'03 x 9'10 (3.44m x 3.01m)

Sitting Room: 15'02 x 11'03 (4.63m x 3.45m)

Hall: 6'08 x 3'06 (2.05m x 1.08m)

Bedroom: 10'01 x 7'05 (3.08m x 2.27m)

En-Suite: 7'04 x 6.07 (2.26m x 2.02m)





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Council Tax:

F

Entry:

By mutual agreement.

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Services:

Mains water and electricity. Drainage to septic tank.

Directions:

From Portree take the A87 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish.

Follow the B886 Waternish road and you will come to the township of Lochbay. At the T junction turn right and follow the township road past Skye Skyns and Waternish Hall. Tigh Sona will be clearly signposted on your right hand side.

Location:

Dunhallin forms part of the larger area known as Waternish on the north west of the Island and home to one of Skye's oldest hostelries – The Stein Inn. Other local attractions include the award winning 'Skye Skyns' – a working tannery, the Lochbay Restaurant, a dive centre and art galleries. The closest village is Dunvegan some 5 miles away which has good local services including shops, hotels and restaurants and the world famous Dunvegan 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.