



# The Isle of Skye Estate Agency

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

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

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

01599 534 555



## Valley View, 15 Holmisdale, Glendale, IV55 8WS

**Offers Over £220,000**

Detached House  
2 Bedrooms

Elevated Position  
Generous Garden Grounds

Air Source Central Heating  
Uninterrupted Valley Views

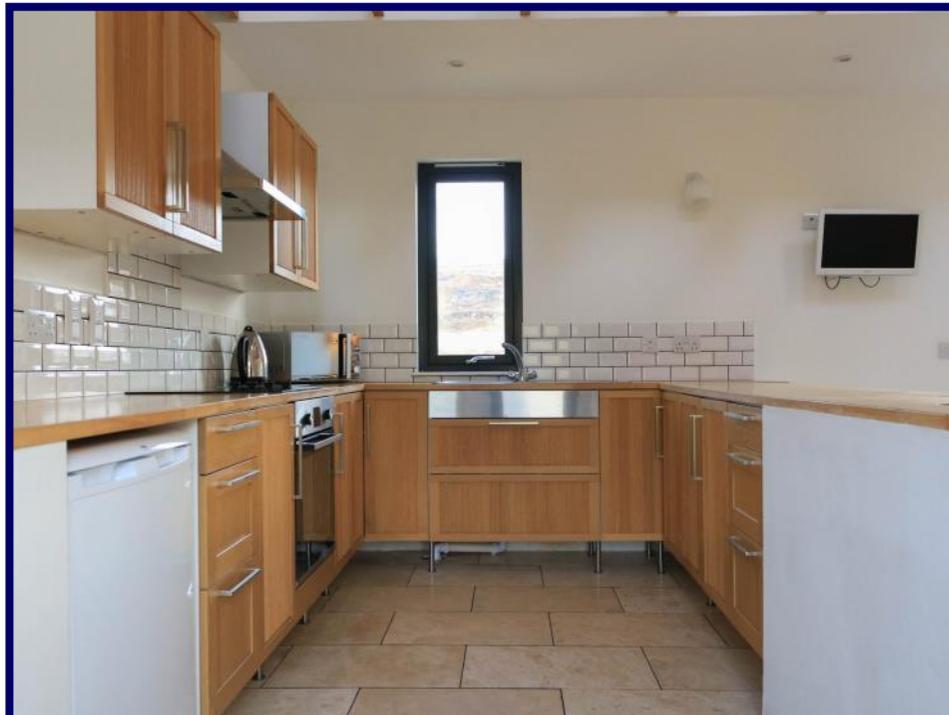
## Description:

Valley View is a 2 bedroom, environmentally friendly property located in the rural crofting township of Holmisdale, offering outstanding views of the valley and towards MacLeod's Tables.

Valley View is a detached, single-storey property offering open plan living accommodation and set within private garden grounds in the township of Holmisdale. Presented in walk-in condition this stunning property is close to all local amenities and nearby Dunvegan.

The accommodation within comprises: open plan living / dining area, 2 Double bedrooms, bathroom, and utility room. The property benefits from triple glazing, air source central heating and a wood burner in the main living area. There is also a carpeted mezzanine area with uninterrupted mountain views.

Externally, the property sits in a private, enclosed ½-acre garden where you will find the ruins of an original Blackhouse which has the potential for development. Private parking area is provided at the front of the property. Valley View would make a wonderful home or, as it is at present, a profitable holiday let (figures available). It must be viewed to fully appreciate the setting.



## Room sizes

### Ground Floor:

#### Open-Plan Lounge / Kitchen

6.06m x 5.27m (19'10" x 17'03")

#### Bedroom One

3.58m x 3.32m (11'09" x 10'10")

#### Bedroom Two

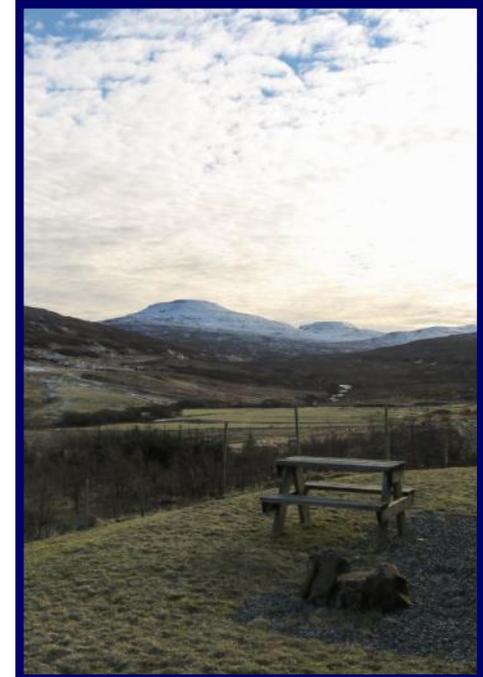
3.51m x 3.19m (11'06" x 10'05")

#### Bathroom

16'09 x 13'00 (5.12m x 3.98m)

#### Utility Room

2.01m x 1.61m (6'07" x 5'03")





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## Services:

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

**Council Tax:** Band C

## EPC Rating:

Band D

## 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 Dunvegan follow the road signposted to Glendale. As you enter Glendale, go past the village hall and continue

## Location:

Holmisdale is a small township located in the Duirinish peninsula on the north west of the Island. The area is popular with those wishing to enjoy the outdoors with a good range of places to enjoy including Neist Point lighthouse and MacLeod's Tables. Facilities in nearby Glendale include a sub-post office and general store and the Glendale Village Hall. Duirinish is also home to the world famous 'Three Chimneys Restaurant'. The closest village is Dunvegan some 6 miles away - home to Dunvegan Castle - seat of the Clan MacLeod and one of the oldest inhabited castles in Europe. Dunvegan has good local services including shops, post office, primary school, village hall, medical centre, hotels and restaurants. The Island's capital, Portree, is some 30 miles away and has all the services and facilities you would expect of a growing town including supermarket, builders merchants, cinema, good range of shops, hotels, bars, restaurants, secondary schooling and a cottage hospital.

Ground Floor



## The Isle of Skye Estate Agency

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.