



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



Score Bay Cottage, 1 South Duntulm, Kilmuir, Isle of Skye, IV51 9UF.

Offers Over £265,000

Detached Traditional Property

Double Glazing & Oil Central Heating

Sea Views

Three Bedrooms

Generous Garden Grounds

Private Setting

Description:

Score Bay Cottage is a charming three bedroom detached cottage located in the tranquil township of Duntulm on Skye's rugged north coast. The cottage occupies an enviable position affording beautiful, unobstructed views across the surrounding croft land towards Score Bay and the sea.

Score Bay Cottage is an immaculately presented property set within fully enclosed garden grounds affording beautiful views over the surrounding countryside towards the sea. The deceptively spacious cottage has been well maintained by the current owner and occupies a wonderful position being a short walk from the shore and Duntulm Castle. Dinosaur footprints can also be found along the shore at Score Bay. The property is conveniently located, being equidistant from both Uig and Staffin and the amenities on offer therein.

The property is presented in walk-in condition with well proportioned bright and airy rooms throughout. Set over two floors the accommodation within comprises of: entrance hall, lounge, kitchen, utility, cloakroom, bathroom and two bedrooms on the ground floor. The first floor is set out as one large bedroom which is accessed via a space saving staircase in the hall. The property further benefits from timber frame double glazing, an Aga in the kitchen, a woodburning stove in the lounge and oil-fired central heating.

Externally the property sits within spacious garden grounds affording stunning views over the surrounding countryside towards Score Bay and Duntulm Castle. The front garden grounds are laid to lawn with parking available to the side and rear on the gravel drive.

Score Bay Cottage presents a fantastic opportunity to purchase a delightful home in an idyllic setting and must be viewed to fully appreciate the spectacular views on offer.



Room sizes

Ground Floor:

Entrance Hall: 2.11m x 3.12m (6'11" x 10'02").

Bedroom One: 3.07m x 4.11m (10'00" x 13'05").

Kitchen: 4.27m x 4.49m (14'00" x 14'08").

Lounge: 4.25m x 4.62m (13'11" x 15'01").

Bedroom Two/ Study: 2.17m x 4.35m (7'01" x 14'03").

Utility Room: 2.18m x 2.36m (7'01" x 7'09").

Bathroom: 3.13m x 1.89m (10'03" x 6'02").

Cloakroom: 1.78m x 0.94m (5'09" x 3'00").

First Floor:

Bedroom Three: 8.62m x 3.30m (28'03" x 10'10").





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Services:

Maines electricity. Private water supply. Drainage to septic tank. Oil central heating.

Council Tax: Band B

EPC Rating:

Band F

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

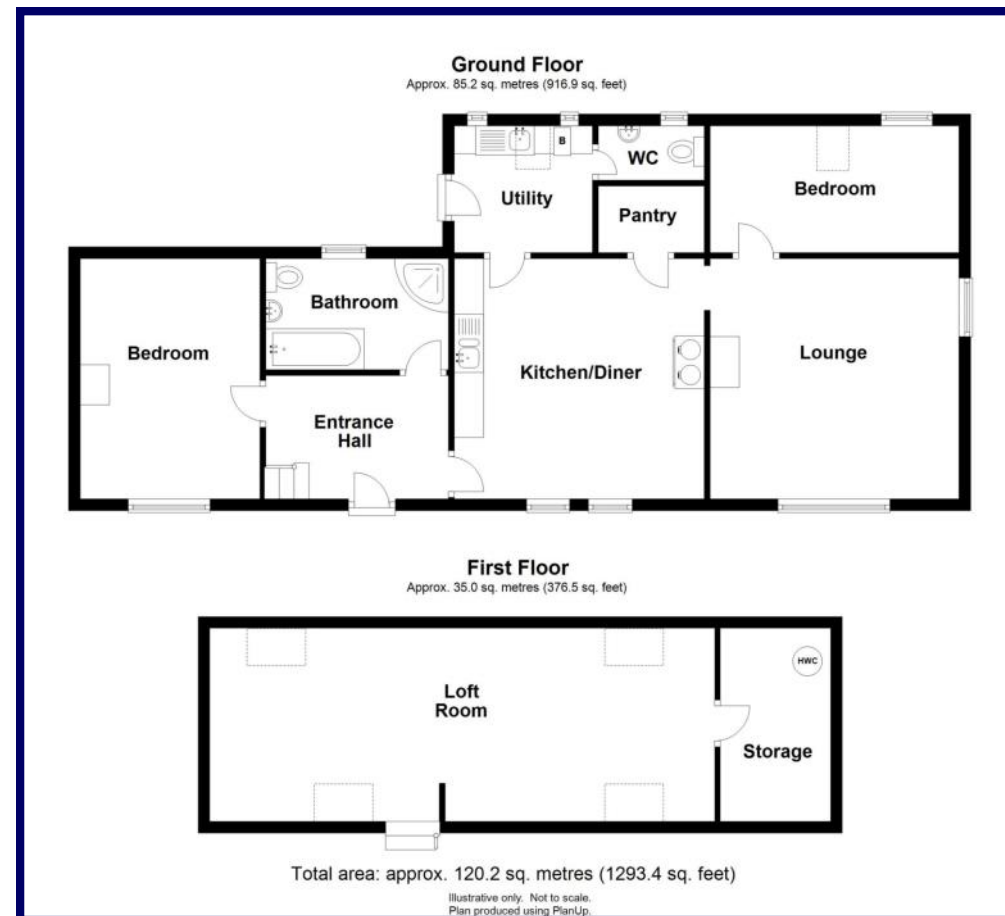
Entry: By mutual agreement.

Directions:

Travel north from Portree to Uig on the A87 and just after the Ferry Inn take a right hand turning signposted for Staffin and Kilmuir. Continue on this road for approximately 9 miles and Score Bay Cottage in on the right hand side of the road. There is a sign at the bottom of the driveway. Alternatively, if travelling from Staffin continue on the A855 through Flodigarry and Kilmaluag and Score Bay Cottage is on the left after you come down the hill past Duntulm Castle.

Location:

Duntulm is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and churches. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub and the local Skye Brewery. More enhanced services including supermarket, many restaurants, DIY store, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 23 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm 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.