

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
Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER
IV51 9ER
Kyle Office: Main Street
Ross-Shire
IV54 8RD

Directions:
From Broadford take the A87 east, once you reach the sign for Dunan continue for 0.5miles until you can see a pink bouy with Tigh an Dun displayed on your right then take the drive down to the shore and to property.

Entry:
By mutual agreement.

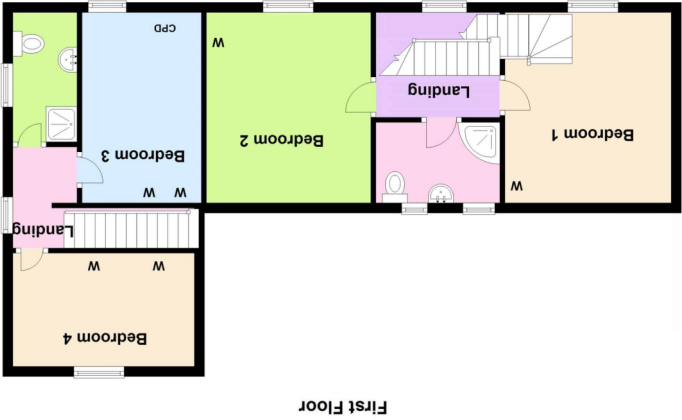
Views:
Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:
Please contact The Isle of Skye Estate Agency.

EPC Rating:
Band F

Council Tax:
Band E

Services:
Mains Electric, Mains Water, Drainage to Septic Tank.





The Isle of Skye Estate Agency

www.iosea.co.uk

Portree Office: sales@iosea.co.uk
01478 612 683
Kyle Office: kyle@iosea.co.uk
01599 534 555

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Tigh an Dun, Dunan Detached Beautiful Sea Views	4 Bedrooms Shore Access	Offers Over Option of contained holiday let Double Glazing	Of £365,000 Stunning Setting Flexible layout
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Description:

Tigh an Dun (Dunan House) presents a unique opportunity to purchase a beautiful extended former Inn on the shores of Loch na Cairidh. This very well-presented detached property has had extensive upgrade works over the years which offers flexible living accommodation.

With the original building dating back to circa 1790, Tigh an Dun until 1902 was run as an Inn and over the years has been extended and renovated to achieve this highly desirable property occupying a stunning position directly on the shore of Loch Na Cairidh, where superb uninterrupted views towards the Isles of Scalpay and Raasay as well as the Old Man of Storr and Ben Tianavaig are afforded.

Internally the property comprises of four bedrooms, sitting room, living room, kitchen, kitchen/dining/living room, utility and two shower rooms, this gives parties several options of use due to the flexibility of layout. Previously being set up as a lovely two-bedroom family home to one end and successful 2-bedroom holiday let to other.

All windows throughout the property have been replaced in the last two years and allow for plenty of natural light making it bright and airy throughout. The property is freshly decorated in neutral tones and benefits from 2 wood burning stoves (one multi fuel). Many original quaint features remain throughout Tigh an Dun including V-lining, deep window sills, exposed rafters and original board and latch internal doors which all contribute to the unique character presented in the property.

An area of garden ground extending to approximately 0.2 acre or thereby (to be confirmed with title) surrounds the property and boasts ample external storage and seating areas that have been strategically placed to capture the beauty the area has to offer with stunning views, along with sightings of the abundant wildlife that frequent the area.

Tigh an Dun oozes character with the perfect balance of traditional and modern features providing a comfortable family home with the option of the annex offering letting opportunities or alternative accommodation for other family members, such as a ‘granny flat’ or teenager quarters if purchasers so wished, with the layout providing several options.

Viewing is highly recommended.

Self catering furniture available through separate negotiation.



Ground Floor

- Vestibule
4'08 x 5'01 (1.44m x 1.57m) at max.
- Central Hallway
10'11 x 4'08 (3.33m x 1.42m) at max.
- Living/Kitchen/Dining Room
20'03 x 13'02 x 9'02 (6.17m x 4.02m x 2.79m) at max.
- Sitting Room
14'01 x 13'02 (4.31m x 4.02m) at max.
- Living Room
15'07 x 15'08 (4.75m x 4.78m).
- Kitchen
11'07 x 11'01 (3.53m x 3.39m).
- Utility
13'05 x 7'05 (4.1m x 2.26m).



First Floor

- Landing (One)
9'06 x 9'00 (2.76m x 2.75m) including stairs.
- Shower Room (One)
8'10 x 5'03 (2.70m x 1.61m) into coombs.
- Bedroom One
10'10 x 12'05 (3.31m x 3.79m) into coombs.
- Bedroom Two
12'03 x 12'05 (3.75m x 3.79m) into coombs.
- Landing (Two)
9'02 x 7'03 (2.78m x 2.21m) including stairs.
- Shower Room (Two)
6'09 x 10'02 (1.85m x 3.05m) into coombs.
- Bedroom Three
11'08 x 8'16 (3.56m x 2.49m).
- Bedroom Four
10'09 x 14'02 (3.28m x 4.32m) into coombs

