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Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

ATTACHED WOODEN SHED

GARDEN: A shared steep chipped access track rises to Honeysuckle Cottage and off-road parking, the garden grounds are laid mainly to grass with some mature planting, two slabbed patio areas to the side and front of the property take full advantage of the stunning views.

EXTRAS: Included in the sale are all fitted floor coverings and integrated appliances. This property can be sold as seen subject to separate negotiation.

SERVICES: Mains electricity, mains water, drainage to septic tank.

COUNCIL TAX: B Band

EPC Rating: F (29)

HOME REPORT: Contact the RE/MAX Skye office.

DIRECTIONS: Follow the A87 onto Skye turning left onto the A851 and the Sleat Peninsula, continue on this road until you reach Ferindonald, the driveway to the property is on your right (there is a sign for Honeysuckle Cottage at the bottom), follow the track and bear left at the top.

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing this property is essential to be fully appreciated, Viewing can be arranged by calling the RE/MAX Skye office on 01471 822900 or by emailing info@remax-skye.net

OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan Teangue, Sleat, Isle of Skye, IV44 8RE Email info@remax-skye.net

INTEREST

It is important that your solicitor notifies this office of your interest, otherwise the property may be sold without your



FOR SALE



Honeysuckle Cottage

5 Ferindonald, Isle of Skye, IV44 8RF

**Delightful traditional, 1.5 storey, extended 2 bedroom detached cottage
Spectacular elevated position with panoramic views of the Sound of Sleat**

Sought after Sleat location

Currently operating as a successful holiday let

Conveniently located for the ferry to Mallaig

EPC Rating: F (29)

Offers Over £265,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

IMPORTANT INFORMATION: These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Honeysuckle Cottage is a delightful traditional, 1.5 storey, extended 2 bedroom detached cottage, set in an elevated position on the sought after Sleat Peninsula and only 10 miles from Broadford, Skye's second town. Offered in good order throughout and enjoying widespread panoramic views to the Sound of Sleat and beyond, this charming cottage is currently operating as a highly successful holiday let. The perfect opportunity to acquire an investment property or holiday home, conveniently located for access to the Mallaig ferry. Call RE/MAX Skye today to book your viewing appointment on 01471 822900.

Property comprises:

Ground floor: Entrance Porch/Sunroom, Sitting Room, Kitchen/Dining Room, Bathroom

Upper floor: Bedroom (En-Suite WC), Bedroom

External: Attached Timber Shed

LOCATION:

The Sleat Peninsula in the south of Skye, is one of the Island's most popular and sought-after areas. With its scattering of villages, abundant wildlife and local history it is an ideal base for outdoor pursuits, walks through beautiful countryside and seascapes with glimpses of dramatic cliffs and secluded bays. The Medical Centre and primary school (offering both English and Gaelic medium classes) is situated nearby, and secondary education can be found in Portree the island's capital approximately 30 miles away to which a bus runs daily. The ferry to Mallaig, on the mainland runs from Armadale at the southern end of the peninsula. The nearest main amenities are in Broadford, which is approximately 15 minutes by car.

ACCOMMODATION: Honeysuckle Cottage dates from circa 1900 with the porch extension being added some 30 years ago and extends to some 68m². Tastefully decorated throughout, the property benefits from uPVC double glazing and Velux roof lights, electric heating by way of storage and panel heaters supplemented by a log burning stove in the sitting room and is set in a spectacular elevated position. The property is currently operating as a successful holiday let and can be sold as seen.

ENTRANCE PORCH/SUNROOM: Approx. 2.72m x 1.94m

uPVC half glazed door, windows to side and front elevation with views to the Sound of Sleat, wall light, wood laminate flooring, access to hallway:



HALLWAY:

One step rises to uPVC half frosted glazed door, built-in cupboard, vinyl flooring, access to sitting room, bathroom, kitchen:

SITTING ROOM: Approx. 3.81m x 3.06m

Open access, deep sill window to front elevation with water views, inset wood burning stove set on a slate hearth, storage heater, wood laminate flooring.

BATHROOM:

Deep sill window to rear elevation, bath with Mira electric shower over and folding glazed screen, pedestal wash hand basin, WC, heated towel rail, electric wall heater, ceramic tile floor.

KITCHEN/DINING ROOM: Approx. 3.83m x 3.29m

Open access, deep sill windows to front elevation, range of wall and base units with worktop over, 1.5 bowl black sink, integrated oven with electric hob and extractor over, fridge, washing machine, built-in cupboard, ceiling spotlight track, storage heater, vinyl flooring, stairs to upper floor:

UPPER FLOOR:

Timber open tread wooden stairs rise to a small landing area, built-in cupboard, wood laminate flooring.

BEDROOM 1: Approx. 4.19m (at widest point) x 3.80m (under coombs)

A light dual aspect room with Velux windows to front and rear elevations, downlights, storage heater, wood laminate flooring, access to en-suite WC:

EN-SUITE WC: Approx. 1.50m x 1.13m (under coomb)

Sliding door, three small glass borrowed light blocks to bedroom, vanity sink with worktop and cupboard under, WC, vinyl flooring.

BEDROOM 2: Approx. 2.70m (at widest point) x 3.78m (at widest point under coombs)

Velux window to front elevation, shallow built-in storage cupboard, electric panel heater, wood laminate flooring.



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T: 01471 822900 www.remax-skye.net E: info@remax-skye.net