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Covering Skye, Lochalsh & Wester Ross

**EXTERNAL:**

**GARDEN:**

To the rear is a stone walled, slabbed courtyard area, outdoor IP rated waterproof plug socket, with the sloping garden grounds rising extensively beyond, these are laid mainly to grass, with mature trees and shrubs, the upper part of the garden has been left natural, both areas are serviced by slabbed steps rising from the courtyard. The property enjoys use of a charming fully fenced front garden which sits adjacent to the harbour and is laid to grass with mature planting, the perfect area to relax and enjoy the splendid views.

**TIMBER SHED**

**ALL WEATHER SHED**

**WOOD STORE**

**SERVICES:** Mains electricity, mains water, mains drainage.

**COUNCIL TAX:** Currently Commercially Rated

**HOME REPORT:** Contact the RE/MAX Skye office.

**EPC Rating:** E (53)

**EXTRAS:** Included in the sale are all integrated appliances, blinds and fitted floor coverings, other items may be available by separate negotiation.

**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](mailto: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](mailto: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**



**Sannachan**

**38 Harbour Street, Plockton IV52 8TN**

Solid stone, extended 2 storey, 3 bedroom (all en-suite) property

Sympathetically and tastefully refurbished

Excellent order throughout

Located in the popular & picturesque village of Plockton

Spectacular loch views

Currently operating as a highly successful holiday let

EPC Rating: E (53)

**Offers Over £500,000**



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

Tel: 01471 822900  
[www.remax-skye.net](http://www.remax-skye.net)  
Email: [info@remax-skye.net](mailto: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.



Located on Harbour Street in the pretty and popular village of Plockton, Sannachan is a solid sandstone, extended, 2 storey, 3 bedroom (all en-suite) property, situated in the heart of this picturesque and highly sought-after village. Conveniently situated for all local facilities and only a few miles from a greater range of facilities in Kyle of Lochalsh, some 6 miles west, the property has been sympathetically and tastefully refurbished by the current owner and is offered in excellent order throughout. Currently operating as a highly successful holiday let and enjoying spectacular views of the loch, the property further benefits from the use of a pretty lochside front garden area, the perfect opportunity to purchase a desirable home or holiday home. Call RE/MAX Skye today on 01471 822900 for further information.

**PROPERTY COMPRISES:**

**GROUND FLOOR:** Entrance Hallway, Bedroom (En-Suite), Cloakroom, Sitting Room, Dining/Family Room, Kitchen

**UPPER FLOOR:** Two Bedrooms (En-Suite by way of a Jack & Jill Wet Room)

**External:** Front & Rear Gardens, Garden Shed, All Weather Shed

**LOCATION:** The picture postcard village of Plockton, known as “the Jewel of the Highlands” is located on the seaward side of Loch Carron nestled around a sheltered harbour with palm trees lining the village due to the warmer climate provided by the gulf stream. The area is an excellent base for outdoor pursuits including walking, cycling, climbing, kayaking, and sailing to name but a few. Plockton is also a world-famous tourist destination with award-winning bars and restaurants offering great local produce and entertainment year-round. Amenities include primary and secondary schooling, The National Centre of Excellence in Traditional Music is based within the secondary school, gift shops, village shop and train station. Wider facilities are available close by in Kyle of Lochalsh, approximately 6 miles away.

**ACCOMMODATION:** 120+ years old with more recent extensions Sannachan extends to some 114m2, retaining many original features, including ledge & brace doors and decorative painted stone walls. The property benefits from partial double glazing and electric heating, by way of under floor heating, modern storage heaters and electric panel heaters throughout supplemented by a wood burning stove in the sitting room. This property currently has a license for use as a holiday letting property.

**ENTRANCE HALLWAY:** Half frosted glazed door, downlight, storage heater, fitted carpet, access to bedroom, cloakroom, sitting room, stairs to upper floor:



**SITTING ROOM:** Approx. 4.29m (at widest point) x 4.06m Deep sill window to front elevation with loch views, inset flush fitting wood burning stove set with a decorative tile panel surround, feature stone painted wall, five wall lights, under floor heating, storage heater, wood laminate flooring, access to dining/family room by way of feature steps hand crafted in Yew wood:

**DINING/FAMILY ROOM:** Approx. 5.64m x 2.85m Open access, by way of aforementioned three steps rise, two windows to rear elevation, borrowed light window to kitchen, five wall lights, under floor heating, electric panel heater, wood laminate flooring, access to kitchen:

**KITCHEN:** Approx. 4.90m x 2.30m Shallow step down, window to rear elevation, Velux to front elevation, range of contemporary base units with worktop over incorporating a range of full length units, grey Blanco sink, electric induction hob with stainless steel extractor over, integrated Neff oven with slide and hide door, integrated wine cooler fridge, integrated fridge/freezer, integrated dishwasher, space for integrated microwave, space and plumbing for washing machine and tumble drier, four floating shelves, built-in larger cupboard, semi-vaulted ceiling, downlights, under floor heating, wood laminate flooring, half-glazed door to rear courtyard:

**STAIRS & UPPER LANDING:** Carpeted stairs rise to a carpeted landing, built-in airing cupboard, access to two bedrooms:

**BEDROOM 2:** Approx. 4.06m x 3.58m Window to front elevation with harbour and castle views, free standing bath on raised plinth, electric panel heater and heated towel rail, wood laminate flooring, access to Jack & Jill wet room:

**JACK & JILL WET ROOM:** Approx. 4.11m x 1.18m Frosted window to front elevation, dual vanity sinks with round bowls and drawer unit under, electric shower, WC, fully tiled, downlights, large electric heated towel rail, ceramic tile floor, under floor heating, access to both upper floor bedrooms:

**BEDROOM 3:** Approx. 4.36m x 3.58m Deep sill window to front elevation again with magnificent castle and harbour views, free standing bath on raised plinth, built-in shelving with lower cupboard, built-in full height storage cupboard, electric panel heater and heated towel rail, wood laminate flooring, access to Jack & Jill wet room:



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