



Isle of Skye's only independent Estate Agent
Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

GARDEN GROUNDS:

20 Roag is accessed from the township road a driveway rising to the property and off road parking, the generous well maintained garden grounds are mainly laid to grass with some mature trees and shrubs, the enclosed front garden is well-planted with mature plants.

EXTRAS

Included in the sale are all fitted floorcoverings and integrated appliances, other items may be available by separate negotiation.

SERVICES: Mains electricity, mains water, private septic tank.

COUNCIL TAX: D

EPC Rating: E (39)

HOME REPORT: Contact the RE/MAX Skye office

ENTRY: At a date to be mutually agreed.

DIRECTIONS: From the Skye Bridge take the A87 towards Broadford, continue through Broadford towards Portree. At Sligachan take the A863 signposted for Dunvegan, continue on this road until you are approximately 1 mile south of Dunvegan, take the left turn signposted for Roag, continue on this road, number 20 is set up from the road on the right hand side.

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

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

INTEREST: It is important that your solicitor notifies this office of interest to you otherwise the property may be sold without your knowledge.



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.



FOR SALE



20 Roag

Dunvegan Isle of Skye, IV55 8ZA

Traditional stone two storey detached croft house
Set in an elevated position, delightful views to Loch Vatten
uPVC double glazing with oil fired central heating
Well planted garden grounds
EPC Rating: E (39)

Offers Over £250,000



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

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.

20 Roag is an extended 3 bedroom, traditional stone two storey detached croft house, set in an elevated position and enjoying delightful views to Loch Vatten. Set within private garden grounds and located in the small crofting township of Roag, Northwest Skye this property is conveniently located for all local facilities in Dunvegan and approximately 23 miles for Portree the capital of Skye. Whilst requiring some upgrading this well-proportioned property offers the opportunity to purchase a well-places family or holiday home. Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

PROPERTY COMPRISES

Ground floor: Entrance Hallway, Sitting Room, Kitchen, Utility Room, Sunroom/Dining Room, Bedroom (En-Suite)
Upper Floor: 2 Bedrooms, Bathroom
External: Garden Grounds

LOCATION:

The small township of Roag is located in Northwest Skye and boasts views of the Cuillin Mountains, out to Loch Bracadale and as far as the Isle of Canna on a clear day. The nearby village of Dunvegan, approx. 3 miles away, offers a variety of local services including a selection of small shops, medical centre, post office, bakery, hotels, restaurants, garages, busy community hall, nursery, and a primary school. Portree, Skye's capital, is approximately 23 miles east and offers a wider range of facilities.

ACCOMMODATION: 20 Roag dates from circa 1950 and extends to some 108m², the property benefits from uPVC double glazing with oil fired central heating via a Worcester Greenstar Heatslave boiler to thermostatically controlled radiators throughout, supplemented by an open fire in the sitting room. The property requires some upgrading.

ENTRANCE HALLWAY: Approx. 1.95m x 1.39m Frosted glazed door, radiator, fitted carpet, access to sitting room, bedroom, stair:

SITTING ROOM: Approx. 4.20m x 4.10m Shallow bay window to front elevation with views to Loch Vatten, open fireplace (not currently in use) with timber surround, decorative tile insert and tile hearth and inset coal effect electric fire, shelved alcove with cupboard, radiator, fitted carpet, access to kitchen:



KITCHEN: Approx. 4.91m x 2.21m Deep sill windows to rear and side elevations, recently fitted range of wall and base units with worktop over, 1.5 bowl composite black sink, integrated double oven, integrated hob with extractor over, integrated fridge, space for dishwasher, spotlight strip, radiator, wood laminate flooring, access to utility room, dining room, loft:

UTILITY ROOM: Approx. 2.15m x 1.92m Half glazed door, window to rear elevation, worktop with space for appliance under, ceramic tile floor, access to boiler cupboard, uPVC half glazed door to side elevation:

BOILER ROOM: Approx. 2.15m x 0.95m Window to side elevation, built-in shelving, central heating boiler, vinyl flooring.

SUNROOM/DINING ROOM: Approx. 4.00m x 3.40m Multi-pane glazed door enters this triple aspect room with windows to front and side elevation with views to Loch Vatten, radiator, wood laminate flooring.

BEDROOM 1: Approx. 4.10m x 3.00m Shallow bay window to front elevation with water views, vanity sink with cupboard under, radiator, fitted carpet, access to en-suite:

En-Suite: Approx. 2.63m (into shower) x 0.97m Deep sill frosted window to rear elevation, accessible shower with Mira electric shower, WC, two built-in cupboards, radiator, wood laminate flooring.

STAIRS AND UPPER FLOOR LANDING: Carpeted stairs rise from the entrance hallway to the carpeted landing, deep sill window to rear elevation at half-landing, Velux to front elevation, double built-in cupboard, radiator, access to two bedrooms, bathroom, loft:

BEDROOM 2: Approx. 4.45m (into bay and under coombs) x 2.90m Shallow bay to front elevation with views to Loch Vatten, radiator, fitted carpet.

BATHROOM: Approx. 2.32m (under coombs) x 1.45m Velux to rear elevation, bath with Miraelectric shower over, pedestal wash hand basin, WC, radiator, fitted carpet.

BEDROOM 3: Approx. 4.45m (into bay and under coombs) x 2.56m Shallow bay to front elevation with views to Loch Vatten, radiator, fitted carpet.



For all our latest properties follow us on Facebook www.facebook.com/remaxskye
 Click 'LIKE' for new listings, price changes, updates

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