



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

EXTERNAL:

GARAGE: Approx. 25m2

Up and over door. window to rear elevation, two windows to side elevation, two areas for mezzanine storage, power and light, pedestrian door to side elevation.

TWO LOG STORES

GARDEN:

Accessed via a track from the township road, a gate gives access to the fully enclosed garden grounds, garage and chipped parking for several vehicles, the garden grounds extend to approximately 0.25 acres (to be confirmed by title plan) and are mainly laid to grass with mature trees and shrubs and are completely private and offer a delightful private area in which to sit and enjoy the views to the Sound.

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

COUNCIL TAX: The current council tax is Band E.

EPC Rating: E (44)

HOME REPORT: Contact the RE/MAX Skye office.

EXTRAS: Included in the sale are all fitted floor coverings, blinds, integrated appliances, and American style fridge/freezer.

This property can be sold as seen, except for personal items, by separate negotiation.

ENTRY: At a date to be mutually agreed.

DIRECTIONS: Take the A87 onto Skye at Skulamus turn left onto the A851, follow the road until you see the sign for Duisdale Mor, take the left turning immediately after this sign, there is a sign displaying the property name at the end of the access track, follow the track, Collie Bheag is at the end, the property is not visible from the road

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 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



Collie Bheag

6 Duisdale Mor, Sleat, Isle of Skye, IV43 8QX

Architect designed Long House

1.5 storey, 4 bedrooms, detached garage

Tranquil rural location on the popular Sleat Peninsula

Nestled within established and private garden grounds

Views to the Sound of Sleat and Knoydart Hills beyond

EPC E (44)

Offers Over £400,000



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.

One of the first architect-designed 'long house' style properties built on Skye, Collie Bheag is a 1.5 storey, 4 bedroom detached property, delightfully situated in the ever-popular Sleat Peninsula, the garden of Skye. Set in a peaceful elevated position within private garden grounds of approximately 0.25 acre this well-placed property enjoys spectacular views to the Sound of Sleat and the Knoydart Hills beyond and is peacefully located away from any passing traffic. In good order throughout this charming property offers the perfect opportunity to acquire a tranquil family home or investment property in a sought-after area and must be viewed to be fully appreciated. Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment today.

Property comprises:

Ground Floor: Entrance Hallway, Kitchen/Dining Room, Utility Room, Lounge, Two Bedrooms, Shower Room.

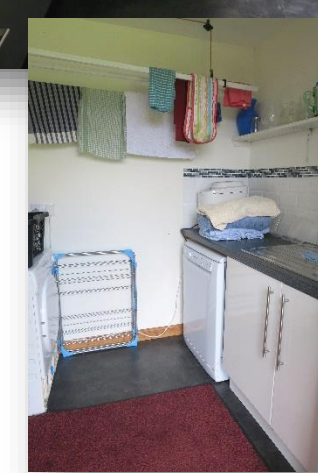
Upper Floor: 2 Bedrooms, Bathroom.

External: Garden Grounds, Detached Garage.

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 and walks through beautiful countryside and seascapes with glimpses of dramatic cliffs and secluded bays. The primary school (offering both English and Gaelic medium classes) is situated in the village of Ferindonald, and secondary education can be found in Portree the islands 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 village is Broadford, approximately 5 miles away, where you will find a good range of amenities.

ACCOMMODATION: Completed in the late 1995 and extending to 139m², Collie Bheag offers spacious and comfortable living space with timber frame double glazing and oil-fired central heating from the Rayburn situated in the kitchen to thermostatically controlled radiators, supplemented by the newly installed log burning stove in the lounge.

HALLWAY: One step rises to exterior door with frosted glazed panel, window to front elevation in alcove area for desk or shelving, large built-in cupboard, under stair cupboard, airing cupboard, ceiling down lights, tile effect laminate flooring and fitted carpet, access to kitchen/dining, two bedrooms, shower room, stairs to upper floor:



KITCHEN/ BREAKFAST ROOM: Approx. 5.30m x 3.42m Double aspect room, window to rear elevation with views to the Sound of Sleat and window to front elevation, range of contemporary high gloss base, drawer and wall units with granite worktop over, 1.5 bowl inset stainless steel sink, 4 ring halogen hob with stainless steel extractor over, integrated oven, integrated microwave, oil fired Rayburn, American style fridge/freezer, tiling to splash backs, two spotlight tracks to ceiling, radiator, tile effect laminate flooring, ample space for table and chairs, access to utility room, lounge:

UTILITY ROOM: Approx. 2.49m x 2.30m Range of base units with work top over, stainless steel sink, space and plumbing for washing machine and dishwasher, space for tumble drier, tiling to splash backs, exterior wooden door with inset frosted panel giving access to rear garden.

LOUNGE: Approx. 5.35m (at widest point) x 5.34m Picture windows to rear and side elevations with views to the Sound of Sleat, small window to front elevation, recently installed inset wood burning stove set on slate hearth with wooden mantel over, recess with built-in shelving and low-level cupboard, three wall lights, vaulted and decoratively beamed ceiling, radiator, stripped pine floor.

BEDROOM 4: Approx. 3.47m (at widest point) x 2.29m Window to rear elevation with sea views, built-in cupboard, radiator, fitted carpet.

BEDROOM 1: Approx. 4.03m x 3.46m (at widest point) Double aspect room, windows to rear and side elevations, two double built-in wardrobes, radiator, stripped pine floor.

SHOWER ROOM Approx. 2.88m x 1.69m Frosted window to side elevation, large walk-in shower cubicle with raindrop head shower, vanity sink set into a tiled worktop with cupboards under, WC, ceiling down lights, radiator, ceramic tiled floor, electric underfloor heating.

STAIRS AND LANDING: Carpeted stairs rise to a carpeted landing, Velux window to front elevation, small high-level cupboard, two built-in coombs cupboards, downlights, radiator, fitted carpet, access to two bedrooms, bathroom:

BATHROOM: Approx. 1.68 x 1.67m (under coombs) Velux window to front elevation, 'P' bath with folding glass shower screen, pedestal wash hand basin, WC, radiator, tile effect laminate flooring.

BEDROOM 2: Approx. 3.36m (under coombs) x 2.89m Velux window to rear elevation with water views, radiator, fitted carpet.

BEDROOM 3: Approx. 3.36m (under coombs) x 3.47m Velux window to rear elevation with views to the Sound of Sleat, small built-in cupboard, radiator, fitted carpet.



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