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Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

LARGE TIMBER WORKSHOP/SHED

Double opening doors give access, window to rear elevation, concrete floor, profile metal roof.

COAL BUNKER

GARDEN:

Accessed from the township road, a chipped driveway leads to the property and offers off-road parking, the garden grounds are sloping in nature to the rear and are mainly laid to grass with some planted areas to the front and offer stunning unrestricted views of Loch Snizort.

EXTRAS: Included in the sale are all fitted floor coverings, clothes drier in kitchen, light fittings, curtains, blinds, and integrated appliances. Other items may be available through separate negotiation.

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

COUNCIL TAX: Currently commercially rated

HOME REPORT: Available by contacting the RE/MAX Skye office.

EPC Rating: E (49)

DIRECTIONS

From the A87 through Portree and on to Uig, in Uig turn right onto the Staffin Road, follow this road until you enter Linicro, pass through Linicro, number 4 Balgown is on left just before reaching the school.

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing 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, Main Street, Broadford, Isle of Skye, IV49 9AE. Fax no. 01471 822950.

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



4 Balgown

Kilmuir, Portree, Isle of Skye, IV51 9UB

Detached 2 bedroom single storey property
uPVC double glazing and oil-fired central heating

Good order throughout

Chipped driveway to off-road parking

Stunning panoramic views across Loch Snizort and The Minch

EPC Rating: E (49)

Offers Over £235,000



Main Street, Broadford, Isle of Skye, Scotland IV49 9AE

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.

Enjoying stunning panoramic views across Loch Snizort and The Minch to the Outer Isles beyond, 4 Balgown is a single storey, 2 bedroom detached property, set on the dramatic Trotternish Peninsula in Northeast Skye, an area of outstanding natural beauty. Offered in good order throughout, the elevated position, within enclosed garden grounds takes full advantage of the unrestricted loch views, a delightful home or investment opportunity. Call RE/MAX Skye today to view on 01471 822900 to arrange your viewing appointment.

Property comprises:

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Bathroom, Two Bedrooms, Rear Porch

External:

Garden Grounds, Large Shed, Coal Bunker

LOCATION:

The crofting township of Balgown is situated in Skye's Trotternish peninsula, in the district of Kilmuir, an area steeped in history. In Kilmuir, meaning 'Mary's Church' the mound of a former crannog (Eilean Chaluim Chille) can still be seen and this is where St Columba founded a monastery and chapel which became the centre for Christianity in Skye. An area of stunning scenery, rich in wildlife and history, Flora MacDonald's grave and various museums are close by. It is ideal for outdoor pursuits such as walking, cycling, canoeing, windsurfing, climbing the jagged peaks of the Quiraing or simply relaxing and enjoying the scenery and ambience. Kilmuir has a Gaelic medium nursery and primary school offering Gaelic medium and English education. The nearby village of Uig (approx. 4 miles) offers a post office, shop, restaurants, hotels, and a petrol station. Portree, Skye's thriving capital, is 15 miles south and here you can find a wider range of amenities.

ACCOMMODATION:

4 Balgown was built in the 1960's with a later extension and extends to some 75m², the property benefits from uPVC double glazing and oil-fired central heating via a Boulter Bonus boiler to thermostatically controlled radiators throughout, supplemented by a log burning stove in the sitting room. A loft ladder gives access to the extensive floored loft space which could be converted into additional accommodation with appropriate planning consent. The elevated location within generous garden grounds taking full advantage of the delightful views of Loch Snizort.



ENTRANCE HALL: Approx. 2.71m x 1.82m

Half decoratively frosted glazed uPVC door, wall light, radiator, fitted carpet, access to bedrooms, bathroom, sitting room, generous boarded loft space:

BEDROOM 1: Approx. 3.72m x 3.69m

Picture window to front elevation with views of Loch Snizort, radiator, fitted carpet.

BEDROOM: Approx. 3.64m x 3.00m

Window to side elevation, radiator, fitted carpet.

BATHROOM: Approx. 1.80m x 1.80m

Recently replaced frosted glazed window to rear, bath with power shower over and glazed folding shower screen, pedestal wash hand basin, WC, painted wood paneling to one wall, radiator, vinyl flooring.

SITTING ROOM: Approx. 4.53m x 4.20m (at widest point)

Picture window to front elevation with panoramic views of Loch Snizort and beyond, painted composite stone fireplace with tile hearth and inset wood burning stove, recessed shelving with base cupboard, two radiators, fitted carpet, access to kitchen/dining room:

KITCHEN/DINING ROOM: Approx. 4.52m x 3.40m (at widest points)

Excellent range of wall and base units with worktop over, stainless steel sink, integrated oven with hob and stainless-steel extractor over, microwave, fridge/freezer, slimline dishwasher, washing machine, large built-in pantry, tiling to splash backs, radiator, vinyl flooring, space for table and chairs, access to rear porch:

REAR PORCH: Approx. 3.00m x 1.53m

Multi-pane glazed door, recently replaced picture window to rear elevation and windows to side elevations, frosted borrowed light windows to kitchen and pantry, painted wood paneling to dado height, built-in shelf, tumble drier, wall light, ceramic tile floor, half glazed uPVC door to side elevation:



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