



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

EXTERNAL

LARGE TIMBER WORKSHOP: Approx. 7.30m x 4.30m (29m²) Power and light.

TWO WOOD STORES

GARDEN

Access to the property is from the township road, a chipped driveway rises to off-road parking for several vehicles, the generous garden grounds of approximately .3 acre (to be confirmed by title plan) are laid mainly to grass. All boundaries to be confirmed by title plan.

EXTRAS: Included in the sale are all integrated appliances and fitted floor coverings.

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

COUNCIL TAX: Band D

EPC Rating C (70)

HOME REPORT: Contact the RE/MAX Skye office.

DIRECTIONS: Follow the A87 north towards Portree, drive through Portree taking the A855 Staffin Road, follow this road passing through Staffin and continuing north, shortly after entering Kilmaluig you will see a sign for Conista on the left, take this road, Dach An Eilein is just before the turning circle at the end of the road and is set up on the left. Alternatively take the A87 to Uig turning right in Uig picking up the A855 continue through Duntulm the turning for Conista will be on the right.

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



Dachaidh An Eilein

2a Conista, Duntulm, Isle of Skye, IV51 9UJ

Well-presented property is set in an elevated position

Modern, 2 bedroom, 2 storey property

Generous garden grounds of approximately .3 acre

Tranquil rural location on the dramatic Trotternish Peninsula

Far reaching views over the surrounding countryside the The Minch and beyond

Large timber workshop

EPC Rating C (70)

Offers in the Region Of £247,000



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.

Dachaidh An Eilein is a modern, 2 bedroom, 2 storey property, tranquilly located within the small rural crofting township of Conista, on the dramatic Trotternish Peninsula in north east Skye. This well-presented property is set in an elevated position within generous garden grounds and enjoys far reaching views over the surrounding countryside to The Minch and Outer Isles in the distance.

The perfect opportunity to purchase a family or holiday home, in a peaceful rural location. Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

Property comprises of:

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

First Floor: Upper Landing, 2 Bedrooms, Bathroom.

External: Large Timber Workshop, Wood Stores, Three Duck Runs, Generous Garden Grounds

LOCATION

The Trotternish peninsula in the north of Skye is undoubtedly the most spectacular part of the island, with the Trotternish Ridge dominating the landscape and offering some of the best hillwalking and views on the island, from the Quiraing in the north to the Old Man of Storr further south. This is a place filled with mysticism and romance, standing stones and cairns. Conista is in the quiet and peaceful setting of Duntulm, providing a fantastic base from which to explore one of the most spectacular landscapes on Skye. About 6 miles to the southwest lies Uig with a range of amenities including the ferry to the Outer Isles. Local amenities can also be found in Staffin to the southeast where there is a primary school, convenience store, café/takeaway, hotel, Post Office, and the Columba 1400 Leadership Centre. Portree, the island's capital, is approx. 23 miles south and offers a wider range of facilities.

ACCOMMODATION

2a Conista extends to some 106m² and was completed in 2005, the property has oil fired central heating via a Grant Vortex combi-boiler to thermostatically controlled radiators supplemented by a multi-fuel stove in the lounge and double glazing throughout. Sitting in an elevated position within generous garden grounds extending to some .3 acre there is ample space for the erection of a garage if required once all permissions are in place.

ENTRANCE PORCH: Approx. 1.90m x 1.48m Three steps rise, half frosted glazed uPVC door, window to side elevation, radiator, wood laminate flooring with carpeted insert, access to hallway:



HALLWAY: Half frosted glazed door with glazed side panel, radiator, wood laminate flooring, access to lounge, kitchen/dining room, shower room, stair to upper floor:

LOUNGE: Approx. 5.50m x 3.81m (at widest point) Triple aspect room with windows to rear, front and side elevations with water views, feature fireplace with inset multi-fuel stove set on a stone hearth with decorative tile surround and timber mantle, radiator, wood laminate flooring.

KITCHEN/DINING ROOM: Approx. 3.49m x 3.49m (at widest points) One step down from hallway, windows to front and side elevations, range of base units with worktop over, glass fronted wall cupboard, 1.5 bowl ceramic sink, integrated oven with four burner hob over, space for fridge/freezer, radiator, wood laminate flooring, space for table and chairs, access to utility room:

UTILITY ROOM: Approx. 3.46m x 1.88m Window to rear elevation, range of base units with worktop over, tall cupboard, stainless steel sink, plumbing and space for washing machine and tumble drier, radiator, wood laminate flooring, half frosted glazed uPVC door to side elevation:

SHOWER ROOM: Approx. 1.88m x 1.88m Frosted window to rear elevation, shower cubicle with Nira electric shower, pedestal wash hand basin, WC, radiator, wood laminate flooring.

STAIRS & UPPER LANDING: Timber stairs rise from the hallway to the landing area, Velux window to rear elevation, built-in cupboard, radiator, wood laminate flooring, access to bedrooms, bathroom:

BEDROOM 1: Approx. 5.52m (under coombs) x 3.47m Window to front elevation with water views, Velux to rear elevation, radiator, wood laminate flooring.

BATHROOM: Approx. 3.40m (at widest point under coombs) x 2.73m (at widest point) Velux to front elevation, corner bath, vanity sink with cupboard under, WC, radiator, wood laminate flooring.

BEDROOM 2: Approx. 5.52m (under coombs) x 2.99m (at widest point) Window to front elevation with water views, Velux to rear elevation, radiator, wood laminate flooring, access to loft:



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