



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

EXTERNAL:

TIMBER SHED

GARDEN GROUNDS: Gated access opens to chipped off-road parking for two vehicles and leads to the Pod Point electric car charger, the garden grounds which extend to some .455 acres (To be confirmed by Title Plan) are left mostly natural to encourage wildlife with newly planted trees and shrubs and offer a large variety of wild flowers including orchids, a 13m2 decked area to the front of the property offers an elevated position from which to enjoy fabulous views, the garden grounds are fully fenced. External water tap and electricity socket, motion sensitive infra-red lighting installed on front and rear elevations.

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

SERVICES: Mains electricity, mains water, drainage is to a Tricel Sewage treatment plant, full fibre Broadband.

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

EPC RATING: D (65)

COUNCIL TAX: E

ENTRY: At a date to be mutually agreed, early entry may be available.

DIRECTIONS: From the Skye Bridge, follow the A87 north towards Portree. At Sligachan, turn left onto the A863 to Dunvegan. Just before Dunvegan, turn left on the B884 to Glendale. Continue for 8 miles, over the ridge of hills and down into Glendale, drive past the Lephin Café then take the next right immediately before the gates of Hamara House. Follow the road which bends to the right, just after passing number 20, take the next right-hand turn, The Nest is the first property on the right and has a red roof. The what3words address for navigation to the entrance gate off beside the public road is anchovies.riverbed.fragments.

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

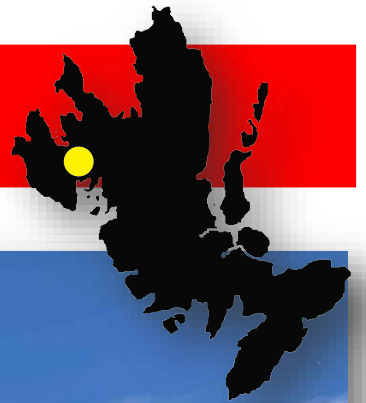
It is important that your solicitor notifies this office of your interest, otherwise the property may be sold without your



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



The Nest

19a Feriniquarrie, Isle of Skye, IV55 8WN

Immaculately presented 3 bedroom contemporary RHouse

Stylish open-plan living

Immaculate order throughout

Tranquil rural location

Panoramic views across the glen from MacLeod's Tables to Loch Pooltiel

Generous garden grounds of 0.455 acres

EPC Rating: D (65)

Offers Over £360,000



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.

The Nest is a 1.75 storey detached R.House situated in the tranquil rural location of Feriniquarrie in Skye's picturesque Duirinish Peninsula in the northwest of the island. Occupying an elevated site this immaculately presented 3 bedroom contemporary property offers an open plan south facing living space, which enjoys delightful panoramic views across the glen from MacLeod's Tables to Loch Pooltiel and towards Waterstein Head and sits within garden grounds of approximately .455 acres (to be confirmed by Title Plan). The perfect opportunity to purchase a modern rural home or holiday home in a peaceful rural location.

Call RE/MAX Skye today on 01471 822900 to arrange your viewing appointment.

Property comprises:

Accommodation:

Ground Floor: Entrance/Utility Room, Open-Plan Living/Dining/Kitchen, Bedroom, Shower Room

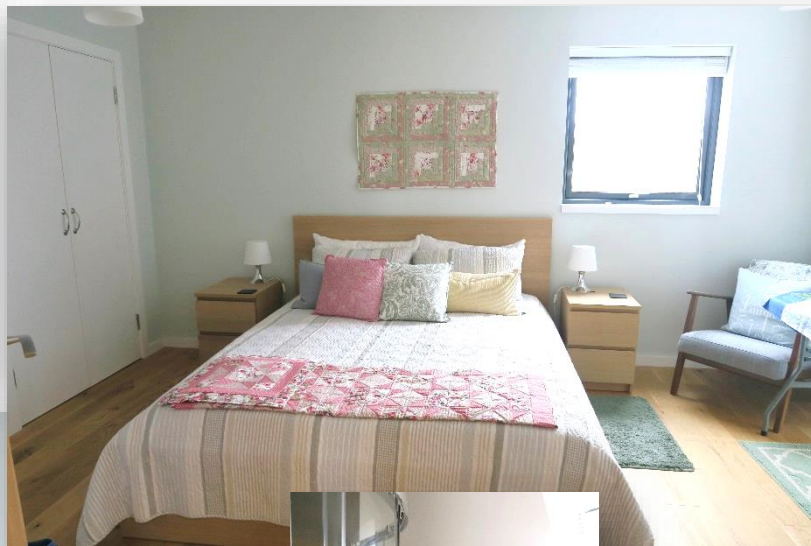
Upper Floor: 2 Bedrooms, Bathroom

External: Garden Grounds, Timber Shed

LOCATION: Feriniquarrie (Gaelic: "MacQuarrie's land") is a friendly crofting township in the popular Glendale area on the Duirinish peninsula in the northwest of Skye. Here you will find local amenities such as the village shop and post office, cafe/restaurant, and an active Community Centre. This is an area rich in sights and places of interest including Neist Point Lighthouse, Dunvegan Castle, Skye Weavers and the MacCrimmon Cairn, a memorial to the MacCrimmon family who served the MacLeods of Dunvegan for over three hundred years in unbroken succession. Also close by are breathtaking coral beaches and Macleods Tables mountains. Local walks take you to quiet bays, waterfalls, river pools and deserted village ruins. Rich in wildlife and beauty, the area offers numerous opportunities for outdoor pursuits such as hillwalking, fishing, sailing, cycling and rock climbing. Dunvegan, north-west Skye's main village, is about 8 miles away and offers a range of amenities, including a selection of small shops, medical centre, hotels, restaurants, garages, and a primary school offering both English and Gaelic medium education. A further 22 miles brings you to Portree, Skye's capital, offering a wider range of facilities.

ACCOMMODATION: Completed in 2018, The Nest extends to some 130m², the property benefits from Nordan high performance double glazing and Velux windows. Space heating is via underfloor heating from an external Ecodan air source unit to the ground floor and radiators to the upper floor, supplemented by a wood burning stove in the open plan living area. The property further benefits from a Mechanical Ventilation and Heat Recovery System (MVHR) and sits within extensive fully fenced garden grounds and is offered in walk-in condition.

ENTRANCE/UTILITY ROOM: Approx. 3.85m x 1.89m (at widest point) A sandstone slabbed ramp rises to half glazed door, window to rear elevation, range of base units with oak worktop over, Belfast sink, décor door to washer with air dryer above, downlights, ladder radiator, ceramic tile floor, access to hallway, Ecodan central heating system:



HALLWAY: Extensive open/display and enclosed storage cupboards, roomy storage under the stairs housing underfloor heating system, downlights, half-glazed door, oak flooring, access to bedroom, shower room, open plan living, stair to upper floor:

BEDROOM 1: Approx. 4.49m x 3.42m Dual aspect room with windows to front and side elevation, two double built-in cupboards, oak flooring.

SHOWER ROOM: Approx. 2.50m x 1.88m (at widest point into shower) Window to rear elevation, large shower cubicle, wall mounted wash hand basin, wall mounted WC, shower walls, downlights, ladder radiator, ceramic tile floor.

OPEN PLAN LOUNGE/DINING/KITCHEN: Pocket door, oak flooring:

Kitchen/Dining Area: Approx. 5.50m x 3.42m Full height picture window to front elevation which enjoys far reaching views to Loch Pooltiel, window to rear elevation, extensive range of Shaker style contemporary wall and base units with oak worktop over, stainless steel sink, induction hob, integrated oven, integrated combi-microwave, integrated full height larder fridge, two under counter integrated freezers, peninsula unit with cupboard and drawers under and breakfast area, tiling to splash backs, downlights, drop light to dining area, access to lounge area:

Lounge Area: Approx. 4.36m x 3.57m Sliding patio doors to front elevation opening onto extensive raised deck area from which to enjoy the stunning panoramic views, full height window to side elevation, window to rear elevation, freestanding wood burning stove set on a slate hearth.

STAIRS AND UPPER FLOOR LANDING: Carpeted stairs rise from the hallway to a carpeted landing with an enclosed balustrade under a large Velux window to front elevation, two wall lights, access to two bedrooms, bathroom:

BEDROOM 2: Approx. 5.11m (under coombs x 3.43m) Deep Velux to front elevation, two wall lights, radiator, fitted carpet.

BATHROOM: Approx. 2.93m (into shower) x 2.17m (under coomb) Velux window to rear elevation, bath, quadrant shower cubicle, vanity sink set on drawers, WC, shower walls, partial height on remaining walls, downlights, ladder radiator, ceramic tile floor.

BEDROOM 3: Approx. 4.07m (under coombs x 3.43m) Deep Velux to front elevation, double built-in cupboard, two wall lights, 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