



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

**EXTERNAL:**

**TIMBER SHED**

**GARDEN:**

A chipped driveway from the township road gives access to parking for several vehicles, the fully fenced garden grounds are laid to grass. A raised deck to the front is accessed from the sunroom and takes full advantage of the far-reaching countryside views to MacLeods Table.

**EXTRAS**

Included in the sale are all fitted floor coverings, light fittings kitchen and utility appliances.

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

**COUNCIL TAX:** Band D

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

**EPC Rating: D (66)**

**DIRECTIONS:** Follow the A87 North to Sligachan, at Sligachan turn left onto A863 towards Dunvegan, continue on this road entering Dunvegan turning right as you exit the village onto the A850 Dunvegan to Portree Road, shortly after entering this road you will see a sign for Kilmuir Road, turn into this road Kingsmills is on the left-hand side shortly after entering the road.

**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](mailto: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](mailto: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.



**FOR SALE**



**Kingsmills**

**24 Kilmuir Road, Dunvegan, Isle of Skye IV55 8GT**

**3 bedroom (1 en-suite) detached bungalow**

**Good order throughout**

**Views to Macleods Tables**

**Spectacular Northwest of Skye**

**Conveniently located for all facilities in Dunvegan**

**EPC Rating: D (66)**

**Offers Over £290,000**



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900  
[www.remax-skye.net](http://www.remax-skye.net)  
Email: [info@remax-skye.net](mailto: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.

Kingsmills is a 3 bedroom (1 en-suite) detached bungalow, set within well-maintained garden grounds, and enjoying delightful views of MacLeod's Tables. Situated in the spectacular Northwest of Skye, this well-presented property is rurally located whilst being conveniently placed only minutes from the pretty and popular village of Dunvegan, where a good range of facilities are available. The perfect opportunity to purchase a family or holiday home in a sought-after location.

Call RE/MAX Skye on 01471 822900 today and make a viewing appointment!

Property comprises:

Accommodation: Entrance Vestibule, Hallway, Lounge, Kitchen/Dining Room, Utility Room, Bathroom, Three Bedrooms (1 En-Suite)

External: Timber Shed, Garden Grounds

**LOCATION:**

The pretty village of Dunvegan sits on the shores of Loch Dunvegan in the Northwest of Skye and is famous for Dunvegan Castle, seat of the chief of Clan MacLeod. The Giant MacAskill Museum, which celebrates the life of Angus Mòr MacAskill was established here in 1989. There are lovely woodland walks in the area and the nearby Coral Beaches are one of Skye's hidden gems.

Local amenities include hotels, bakery, restaurant, filling station, general store, medical centre and primary school. Portree is approximately 21 miles away and offers a comprehensive range of amenities.

**ACCOMMODATION:** Kingsmills was completed in approximately 2004 and extends to some 106m<sup>2</sup>. The property has uPVC double glazing and oil-fired central heating via a Boulter Buderus boiler to radiators throughout and is set above the township road within fully fenced garden grounds.

**ENTRANCE VESTIBULE:** Approx. 2.45m x 1.11m Three steps rise to half glazed uPVC door, built-in cupboard, downlights, radiator, wood laminate flooring:

**HALLWAY:** Multi-pane glazed door, Built-in cupboard, downlights, radiator, fitted carpet, access to lounge, kitchen/dining room, bathroom, bedrooms, loft (pull down ladder installed):



**LOUNGE:** Approx. 4.80m x 4.79m Window to side elevation, borrowed light multi-pane glazed doors to front elevation opening into sunroom, feature corner with stove effect electric fire mounted on a slate hearth with timber mantel, radiator, wood laminate flooring, access to sunroom:

**SUNROOM:** Approx. 3.59m x 2.80m Multi-pane glazed French doors give access from lounge, windows to side elevations, feature window to front elevation all enjoying delightful far reaching countryside views, vaulted pine lined ceiling with decorative beams, radiator, wood laminate flooring, glazed door to side elevation opening onto raised deck.

**KITCHEN/DINING ROOM:** Approx. 4.19m x 3.51m Window to rear elevation, range of wall and base units with worktop over, 1.5 bowl stainless steel sink, integrated 5 burner LPG hob with black extractor over, integrated double oven, fridge, slimline dishwasher, tiling to splash backs, downlights, radiator, vinyl flooring, ample space for table and chairs, access to utility room:

**UTILITY ROOM:** Approx. 3.49m x 1.69m Window to side elevation, stainless steel sink set into worktop with cupboard under, larder cupboard, washing machine, tumble drier and freezer, radiator, vinyl flooring, half-glazed door to rear elevation opening to steps and ramp giving access to the garden.

**BATHROOM:** Approx. 2.50m x 1.99m (at widest points) Frosted window to rear elevation, bath with shower over and folding glazed shower screen, pedestal wash hand basin, WC, radiator, vinyl flooring.

**BEDROOM 1:** Approx. 3.34m x 2.50m Window to rear elevation, Wall of built-in wardrobes with mirror sliding doors, radiator, fitted carpet, access to en-suite:

**EN-SUITE:** Approx. 2.49m (into shower) x 1.00m Frosted glazed window to rear elevation, built-in shower cubicle, pedestal wash hand basin, WC, radiator, vinyl flooring.

**BEDROOM 2:** Approx. 3.54m x 2.81m Window to front elevation, two built-in mirror door wardrobes, spotlight track, radiator, fitted carpet.

**BEDROOM 3:** Approx. 2.43m x 2.35m Window to front elevation, built-in mirror door wardrobe, spotlight track, radiator, fitted carpet.



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