



The Isle of Skye Estate Agency

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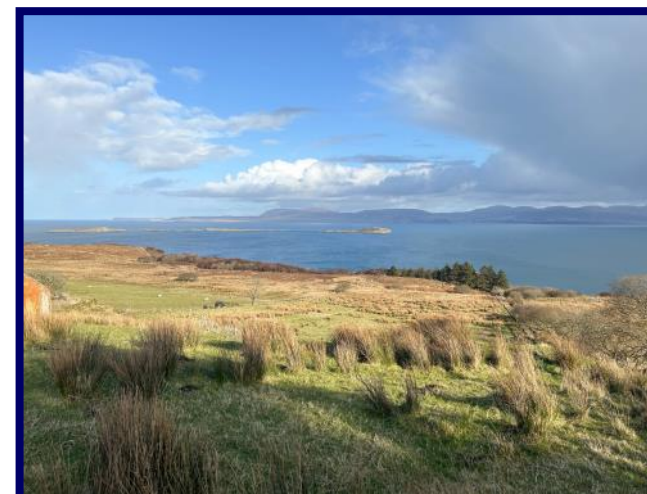
The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



32 Geary, Waternish Isle of Skye IV55 8GQ.

Offers Over £265,000

Extended Former Croft House

Spectacular Sea Views

Detached Garage

2/3 Bedrooms

UPVC DG & Oil Fired Central Heating

7.45 Acre Owner Occupied Croft

32 Geary offers the opportunity to purchase a traditional two/three bedroom croft house set within a 7.45 acre croft in the picturesque township of Geary affording stunning sea views over the Minch towards the Ascrib Islands, the Outer Isles and the Trotternish peninsula.

32 Geary is a delightful extended 2/3 bedroom property set in an elevated position affording stunning sea views over the Minch towards the Outer Isles and the Trotternish peninsula. The property is set within a 7.45 acre, or thereby (to be confirmed by title deed), of owner occupied croft land that extends to the front and rear of the property and hosts two detached byres and a hen house.

The accommodation within is set out over two floors and comprises of: entrance hallway, lounge, office, dining room, vestibule, kitchen and shower room on the ground floor with two double bedrooms and bathroom located on the first floor. The property further benefits from UPVC double glazing, oil fired central heating complimented by an open fire in the lounge.

Externally the property is set within approximately 7.45 acres of owner occupied croft land. To the side of the property is a detached garage and a hen house located to the rear with further byres and outbuildings located on the croft land to the front of the property. Parking is available on the driveway to the side of the property.

32 Geary presents a fantastic opportunity to purchase a spacious home in a tranquil setting and must be viewed to appreciate the package on offer.

*** Please note the house and garden grounds are not decrofted ***



Room sizes

Ground Floor:

Entrance Hallway: 3.64m x 4.12m (11'11" x 13'06") at max.

Lounge: 4.15m x 2.90m (13'07" x 9'06").

Office: 2.80m x 2.70m (9'02" x 8'10") at max.

W.C: 1.87m x 0.79m (6'01" x 2'07").

Dining Room: 4.10m x 3.02m (13'05" x 9'10").

Vestibule: 1.97m x 1.20m (6'05" x 3'11").

Kitchen: 2.95m x 2.09m (9'10" x 9'02").

Shower Room: 1.96m x 1.65m (6'05" x 5'05").

First Floor:

Landing: 3.18m x 1.16m (10'05" x 3'09") at max.

Bedroom One: 3.47m x 3.37m (11'04" x 11'00").

Bedroom Two: 3.46m x 3.03m (11'08" x 9'11").

Bathroom: 2.09m x 2.00m (6'10" x 6'06").





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Council Tax:

Band C

EPC Rating:

Band F

Entry:

By mutual agreement.

Services:

Mains Water & Electricity. Oil Central Heating.
Drainage by way of Septic tank

Viewings:

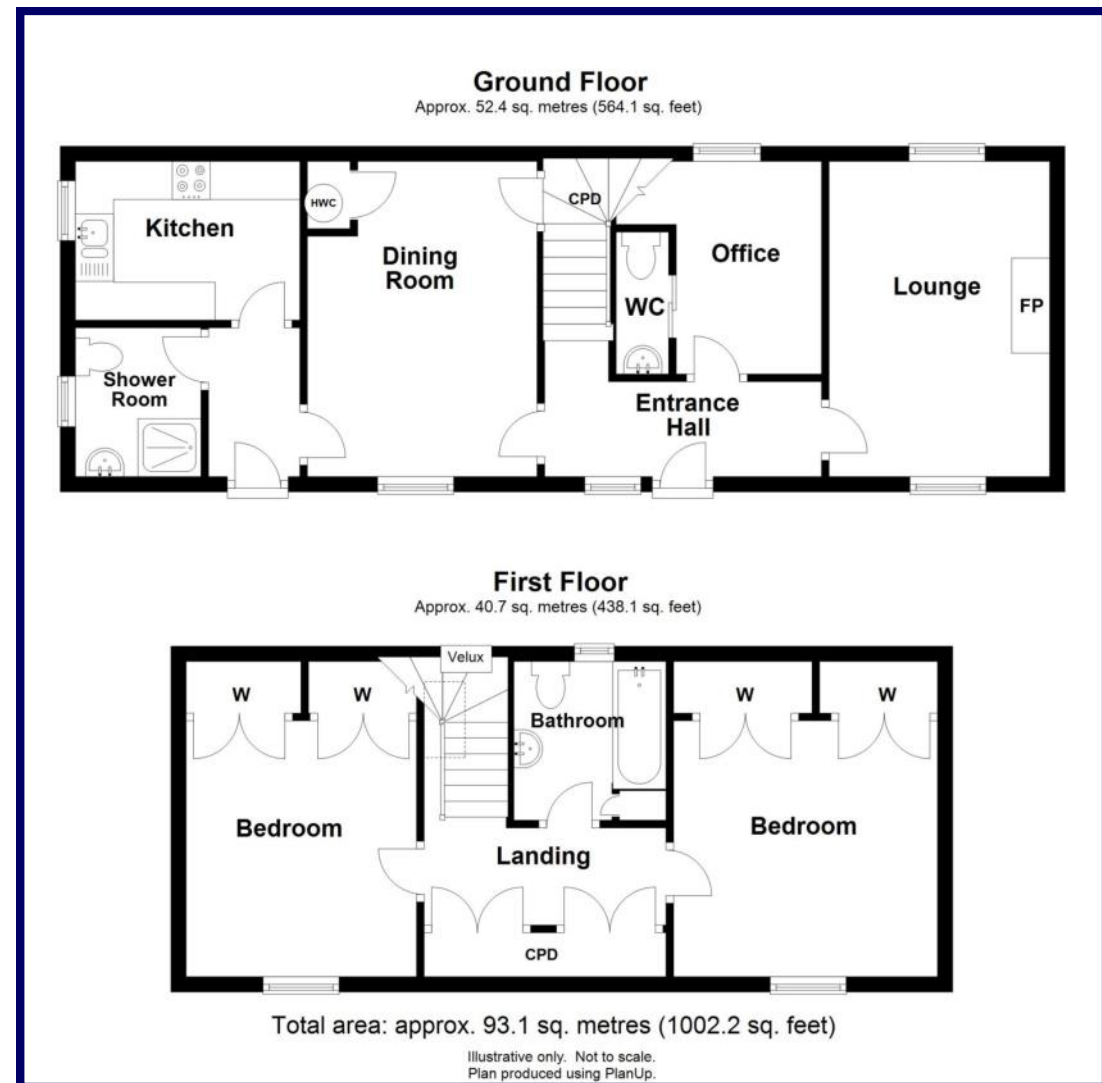
Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:

Please contact The Isle of Skye Estate Agency.

Directions:

From Portree take the A87 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish, follow this road and take the right hand turn at the junction for Trumpan/Geary and right again towards Geary. Continue on this road for about one mile to pass the school on the left hand side. Continue left and follow the road towards the far end. 32 Geary will be located on your left hand side.



The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV40 8AB

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.