



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



18 Roag, By Dunvegan, Isle of Skye, IV55 8ZA.

Detached Bungalow

Double Glazing & LPG Gas Central Heating

2 Bedrooms

Private Garden Grounds and Off Street Parking

Sea and Mountain Views

Close to Dunvegan

Offers Over **£215,000**

Description:

18 Roag is a detached two bedroom bungalow in the quiet crofting township of Roag by Dunvegan affording partial views over Loch Roag, the Cuillins and the MacLeod's Tables.

18 Roag is spacious bungalow set in the crofting township of Roag, a short drive from the village of Dunvegan and all amenities on offer. Sitting in private garden grounds affording sea and mountain views. Although in need of a slight degree of modernisation the property would make a lovely home in a peaceful setting.

The accommodation within is set out over one level and comprises of; entrance hall, lounge, kitchen, dining room, porch/utility room, shower room and two double bedrooms. The property further benefits from mixed double glazing and LPG gas central heating.

Externally, the property is set within felly enclosed garden grounds which are mainly laid to lawn with mature trees, shrubs and bushes. Within the garden is a garden shed located at the side of the property and ample parking is provided on the gravel driveway to the front and side of the property.

18 Roag provides the opportunity to purchase a wonderful home set in a peaceful location boasting widespread views over the surrounding area and must be viewed to appreciate what is on offer.



Room sizes:

Ground Floor

Hallway: 4.28m x 4.04m (14'00" x 13'03") at max.

Lounge: 5.08m x 3.87m (16'07" x 12'08") at max.

Dining Room: 2.97m x 2.72m (9'09" x 8'11").

Kitchen: 3.94m x 3.24m (12'11" x 10'07") at max.

Porch/Utility Room: 2.83m x 2.07m (9'03" x 6'09").

Shower Room: 2.71m x 1.67m (8'10" x 5'05").

Bedroom One: 3.87m x 3.33m (12'08" x 10'11").

Bedroom Two: 3.81m x 3.31m (12'05" x 10'10") at max.





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains water and electricity. Drainage by way of septic tank. LPG gas central heating.

Council Tax:

Band C

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

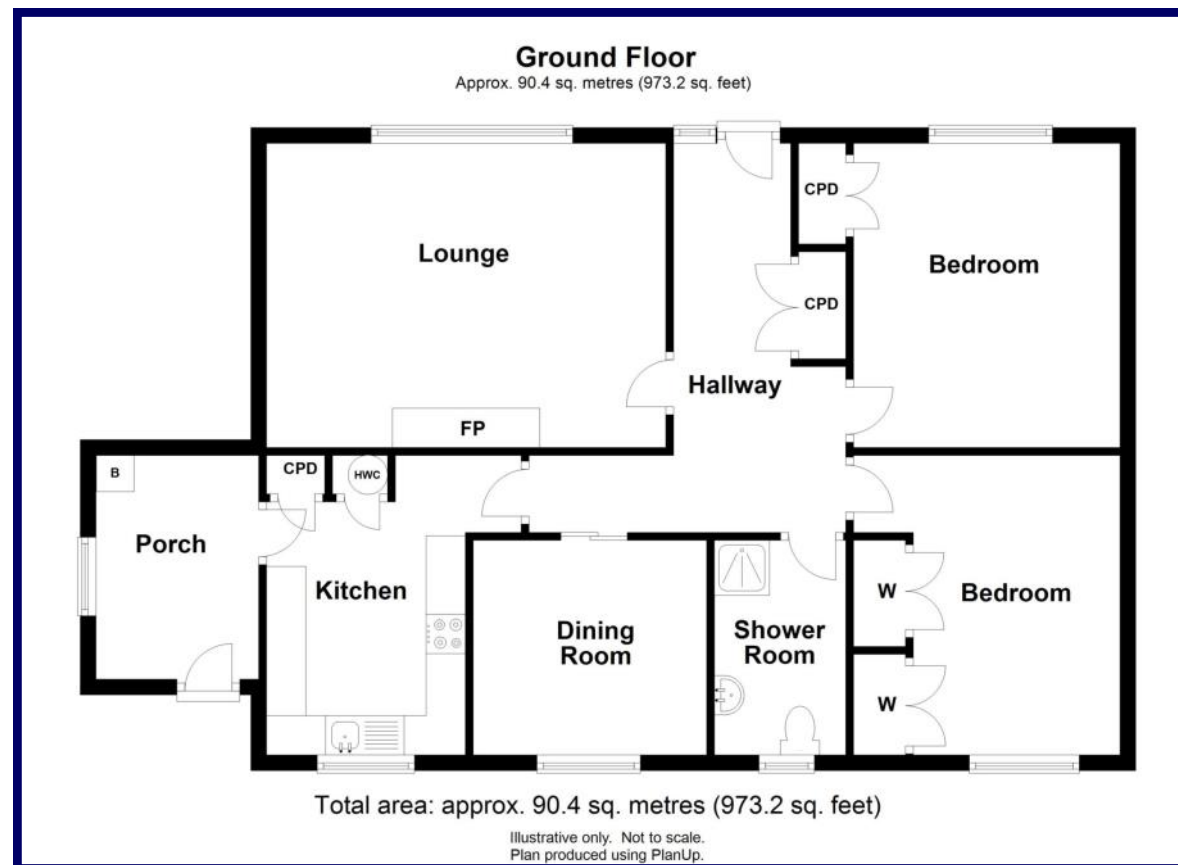
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Portree take the A850 to Dunvegan. At the Dunvegan hotel turn left onto the A863 and carry on until you see a sign post for Roag. Take the junction on your right hand side and follow the Roag township road, you will come to a drystone wall with a sign for 18 Roag on your right. Take this turn off with 18 Roag being the first house on your right hand side.



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.

Portree Office: Bridge Road
Portree
Isle of Skye
IV51 9ER

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