



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 3 Sconser, Isle of Skye, IV48 8TD

Detached House

Two Bedrooms

Enclosed Garden Grounds

Double Glazing and LPG Central Heating

**Offers Over £199,000**

Stunning Views

Driveway



## Description:

3 Sconser is a traditional two/three bedroom extended former croft house located in the peaceful village of Sconser boasting widespread views over Loch Sligachan towards the Isle of Raasay.

3 Sconser is a traditional two bedroom former croft house set within generous, mature garden grounds in the quiet village of Sconser on the edge of Loch Sligachan and affords wonderful views towards the Isle of Raasay. The property has been extended to create additional living space but it still retains much of its traditional features such as deep window sills, and an open fireplace in the lounge and study.

The accommodation within is set out over two floors and comprises of: Entrance Hall, Lounge, Study, Dining Room/Bedroom Three, Shower Room, Kitchen, Rear Porch, Sun Room on the ground floor with two double bedrooms and a bathroom located on the first floor. The property further benefits from double glazing and LPG central heating. Original, open fireplaces in the lounge and sitting room offer an alternative source of heating.

Externally the property is set within fully enclosed mature garden grounds which are mainly laid to lawn with established shrubs and bushes. Parking is available to the side of the property on the driveway. Stunning views are afforded from the rear of the property over Loch Sligachan towards the Isle of Raasay.

3 Sconser presents a fantastic opportunity to purchase a traditional cottage situated in a stunning location convenient for all the attractions the island has to offer.





## Room sizes

### Ground Floor

#### Entrance Hall

3.71m x 5.96m (12'01" x 19'06") at max.

#### Lounge

3.23m x 4.28m (10'07" x 14'00").

#### Sitting Room

3.18m x 4.32m (10'05" x 14'02").

#### Kitchen

3.62m x 3.61m (11'10" x 11'10").

#### Shower Room

2.61m x 2.13m (8'06" x 6'11") at max.

#### Dining Room / Bedroom Three

3.60m x 2.66m (11'09" x 8'08") at max.

#### Rear Porch

1.74m x 1.04m (5'08" x 3'04").

#### Sun Room

2.08m x 3.62m (6'09" x 11'10")

### First Floor

#### Bedroom One

3.12m x 3.64m (10'02" x 11'11").

#### Bathroom

1.82m x 1.67m (5'11" x 5'05").

#### Bedroom Two

3.07m x 3.80m (10'00" x 12'05").





# 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 to septic tank. LPG Central Heating.

**Council Tax:** Band D

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

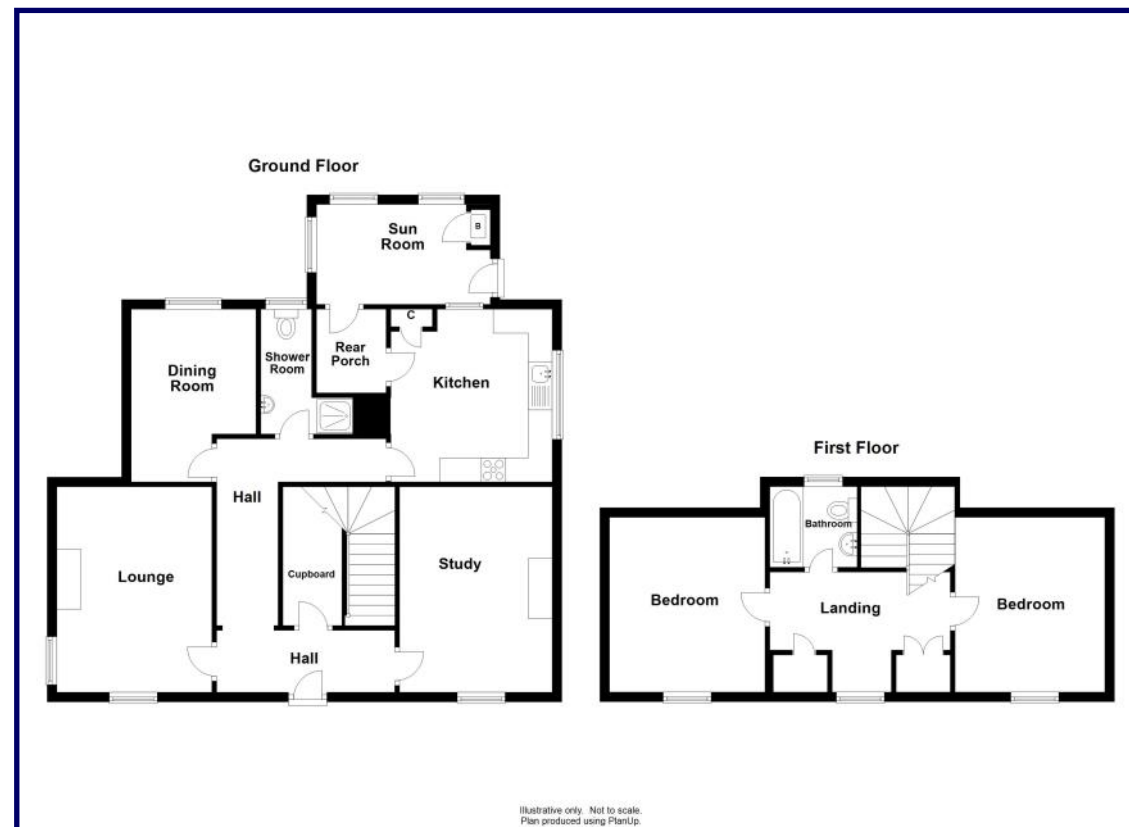
By mutual agreement.

## Directions:

Travel south from Portree on the A87 for approximately 12 miles. Number 3 is situated on the left hand side immediately beyond the ferry terminal.

## Location:

Located on the east coast of Skye, Sconser is a crofting community situated about half way between the Skye Bridge to the south and Portree, the island's capital to the north. The township of Sconser is also where you can catch the ferry across to the Isle of Raasay. It is also home to Sconser Lodge – a small family run hotel and restaurant. Just a short drive to the north is Sligachan where you will find Sligachan Hotel open during the summer months with a bar and restaurant – and for the whiskey enthusiasts, probably the largest selection of single malts on the island to tempt you! Broadford, the closest village to the south and one of the main villages on the Island, is popular with locals and visitors alike, providing all the services you would expect of a thriving area, including a supermarket, selection of shops, restaurants and bars, banks, 24 hour petrol station medical centre, cottage hospital, primary schooling and churches. Portree is approximately 12 miles away and its facilities include primary and secondary schooling, supermarkets, shops, restaurants, hotels and a cottage hospital.



## 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  
IV54 8RD

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.