



# 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



## 5 Kingsburgh, Snizort, Portree Isle of Skye, IV51 9UT

**Offers Over £190,000**

Detached House  
Three Bedrooms

Modernisation Works Required  
Loch Views & Mountain Views

UPVC Double Glazing & Electric Central Heating  
Large Garden Grounds

## Description:

5 Kingsburgh is a detached three/four bedroom property located in the crofting township of Kingsburgh, close to Portree, affording beautiful views towards Loch Snizort Beag.

5 Kingsburgh is a spacious, detached property located approximately 10 miles from Portree, Skye's capital, and all the amenities on offer. The property requires a degree of modernisation however would make a spacious family home.

The accommodation within is set out over two levels and comprises of; Entrance Porch, Lounge, Study/Bedroom 4, Kitchen, Dining Room, Utility Room, Bathroom and Two Bedrooms. Upstairs is an en-suite bedroom and an attic room. The property further benefits from UPVC double glazing, electric storage and panel heaters.

Externally the property is set within generous, wraparound garden grounds which are mainly laid to lawn to the rear. Parking is provided on the driveway with space available for several vehicles.

5 Kingsburgh would make a lovely home in a picturesque area boasting glorious loch views. Viewing is highly recommended to appreciate the offering.



## Room sizes

### Ground Floor:

Entrance Lobby

3.06m x 2.36m (10'00" x 7'09").

Lounge

4.26m x 5.54m (13'11" x 18'02").

Dining Room

2.57m x 4.40m (8'05" x 14'05").

Kitchen

4.46m x 3.24m (14'07" x 10'07") at max.

Utility Room

3.07m x 1.92m (10'00" x 6'03").

Hallway & Inner Hall

5.13m x 3.03m (16'08" x 9'11").

Bedroom One

2.54m x 4.02m (8'03" x 13'02").

Bedroom Two

3.89m x 3.56m (12'09" x 11'07").

Bathroom

2.34m x 3.07m (7'07" x 10'00").

Study / Bedroom Four

3.69m x 3.57m (12'01" x 11'08").

### First Floor

Landing

2.61m x 2.49m (8'06" x 8'02").

Bedroom Three

2.80m x 4.45m (9'02" x 14'07").

En Suite Shower Room

2.80m x 4.45m (9'02" x 14'07").

Attic Room

3.77m x 6.87m (12'04" x 22'06") at max.





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## Services:

Mains water and electricity. Drainage by way of septic tank. Oil Electric Central Heating.

**Council Tax:** Band E

## EPC Rating:

Band G

## 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.

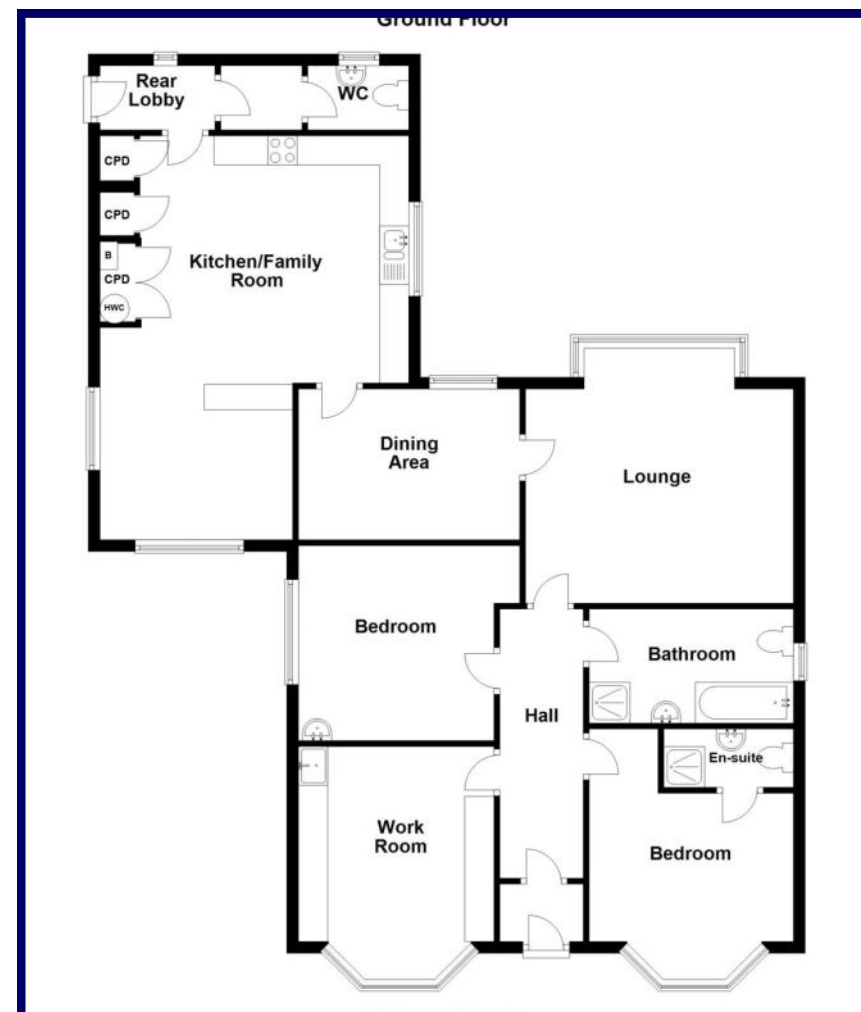
By mutual agreement.

## Directions:

From Portree follow the A87, signposted for Uig, for approximately 10 miles. Turn left when you see the sign for Kingsburgh and continue for approximately 1 mile. 5 Kingsburgh faces you at the Y-junction. Access is through the metal gate.

## Location:

Kingsburgh is a small crofting township located on the Trotternish peninsula of Skye famous for being the home of Flora MacDonald after she helped Bonnie Prince Charlie escape to France after the battle of Culloden. Views from Kingsburgh are afforded over Loch Snizort to the Cuillin ridge and beyond to the Outer Isles in the distance. Located only 10 miles from Portree.



## 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.