



# 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



## 6A Flodigarry, Isle of Skye, IV51 9HZ

Detached Cottage

Three Bedrooms

Fully Enclosed Garden Grounds

Double Glazing and Oil Central Heating

**Offers Over £140000**

Stunning Views

Quiet Location

## Description:

6A Flodigarry is a charming three bedroom detached cottage located in the scenic township of Flodigarry. The cottage sits in an enviable position affording stunning sea views.

6A Flodigarry is a traditional three-bedroom cottage set within private garden grounds in the tranquil township of Flodigarry on Skye's rugged north coast affording stunning views over Flodigarry Island towards the sea.

Set within generous garden grounds, the property benefits from oil-fired central heating, double glazing throughout and an open fire place in the lounge. The accommodation within comprises of; Entrance lobby, Shower Room, Hallway, Lounge, Kitchen, Three Bedrooms and Rear Porch. The attic rooms are accessed via a ladder from the hallway and offer development potential subject to obtaining the correct planning consents

Externally, the property is set within generous garden grounds which are mainly laid to lawn. A small burn runs through the grounds. The property is accessed via a driveway off the township road with parking available to the side of the property.

6A Flodigarry presents a great opportunity to purchase a delightful home in a stunning location and must be viewed to fully appreciate the offering.



## Room sizes Ground Floor

### Entrance Lobby

2.61m x 1.04m (8'06" x 3'04").

### Shower Room

2.60m x 2.18m (8'06" x 7'01").

### Hallway

5.91m x 1.21m (19'04" x 3'11").

### Lounge

4.29m x 3.71m (14'01" x 12'01").

### Kitchen

4.90m x 2.63m (16'00" x 8'07").

### Rear Porch

1.65m x 1.77m (5'04" x 5'09").

### Bedroom One

3.29 x 4.30m (10'09" x 14'01").

### Bedroom Two

3.05m x 3.26m (9'11" x 10'08").

### Bedroom Three

2.99m x 2.58m (9'09" x 8'05").





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## Services:

Mains electricity and water. Drainage to a septic tank.

Oil-fired central heating.

**Council Tax:** Band C

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

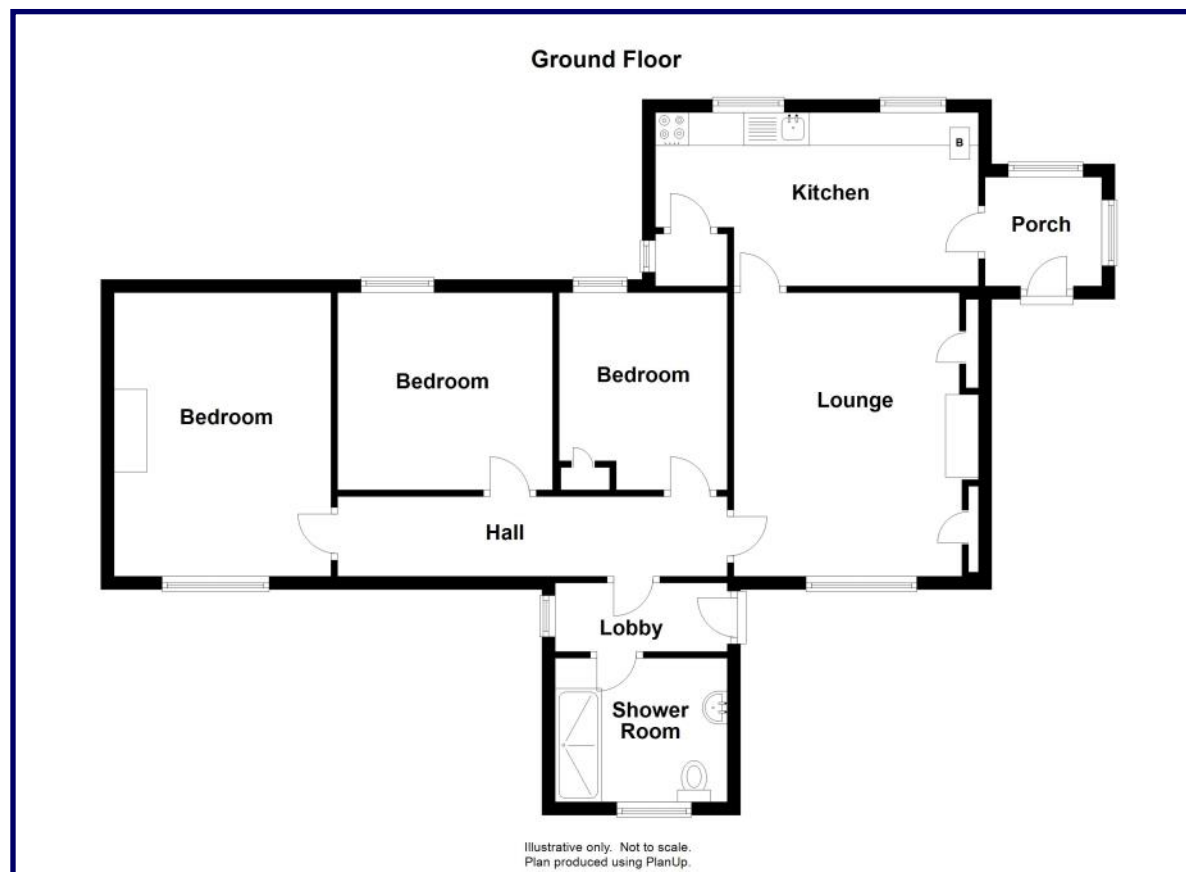
By mutual agreement.

## Directions:

Leaving Portree on the A855 travel north towards Flodigarry. On entering Flodigarry continue until you see a bus stop on your left and a red post box on your right. Turn right here and 6A Flodigarry is situated at the bottom the road on the right hand side just beyond the telephone box.

## Location:

Flodigarry is a small crofting township within the Staffin area on the north east side of the Trotternish peninsula. The property is within a few minutes of Flodigarry Country House Hotel. Staffin has good local services including a couple of grocery stores, post office, community centre with café/restaurant, Columba 1400 centre with café and a primary school.



## 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.