



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



Creagan Cottage, Drumbuie, Kyle, IV40 8BD.

Detached Property

Four Bedrooms

Oil-Fired Central Heating

Private Garden Grounds

Idyllic Area

Rural Views

Offers Over £215,000

Description:

Creagan Cottage offers purchasers a rare opportunity to acquire a lovely three bedroom property located in the tranquil crofting township of Drumbuie, located approximately three miles from the highly desirable village of Plockton.

The subjects for sale comprise of a well presented 1 & 1/2 storey property located in a very scenic and peaceful setting in the pretty crofting village of Drumbuie. From the property there are views across the village and surrounding countryside with Loch Carron, Applecross and Torridon hills in the distance. The property is located approximately 3 miles from both Plockton and Kyle of Lochalsh where all local amenities are on offer.

The accommodation within comprises; entrance porch, hallway, lounge, kitchen/dining area, bedroom and shower room on the ground floor. The first floor hosts a landing and three bedrooms. The property further benefits from double glazing, oil-fired central heating and ample built-in storage space throughout.

Externally, a fully enclosed garden that is mainly laid to lawn surrounds the property and is well planted with trees, shrubs and bushes. There is also an attached external store, garden shed and space for parking at the side of the property.

Creagan Cottage is a wonderful property that would make for a lovely home and must be viewed to fully appreciate the peaceful setting on offer.



Room sizes

Ground Floor:

Entrance Porch: 1.85m x 1.44m (6'00" x 4'08").

Hallway: 2.84m x 2.16m (9'03" x 7'00") at max.

Lounge: 4.01m x 3.61m (13'01" x 11'10") at max.

Kitchen/Diner: 5.10m x 3.45m (16'08" x 11'03") at max.

Bedroom One: 3.99m x 2.66m (13'01" x 8'08").

Shower Room: 2.63m x 2.35m (8'07" x 7'08) at max.

First Floor:

Landing: 4.36m x 2.51m (14'03" x 8'03") at max.

Bedroom Two: 3.56m x 3.51m (11'08" x 11'06").

Bedroom Three: 2.85m x 2.85m (9'04" x 9'04").

Bedroom Four: 2.76m x 2.55m (9'00" x 8'04").





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Services:

Mains Water, Electricity & Drainage. Oil-Fired Central Heating.

Council Tax: Band C

EPC Rating:

Band F

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 Main Street, Kyle, follow the road towards Plockton. Continue straight along the road until you reach the sign at the road end for 'Drumbuie'. Proceed down into Drumbuie and continue through the main street, taking a right at the stone byre located on your left. Continue straight and then take the first left hand turn at the garage with the blue door, up the hill and

Location:

Drumbuie is a pretty and friendly crofting village surrounded by natural woodland and there is an abundance of birdlife and wildlife to be seen, and yet is close to excellent local services. The famous and popular village of Plockton is some 3 miles away and offers shops, hotels and restaurants as well as both primary and secondary schooling. Enhanced facilities are available in the larger village of Kyle of Lochalsh some 3 miles away and here you will find full amenities you would expect of a thriving area including a supermarket, petrol station, bank, selection of small shops, hotels and restaurants and with facilities of a medical centre, leisure pool and gym. From Kyle a regular bus and train service operates and the train passes through and stops at Duirinish station, which is approximately 1/2 a mile away from Creagan Cottage, therefore, making connections easier to Kyle and to Inverness the capital of the Highlands, which is approximately 80 miles to the east. The Skye Bridge which connects the mainland to the Isle of Skye is also located in Kyle and provides easy access to the island and all the places of interest it has to offer. Drumbuie village is well positioned to take advantage of the beauty the area has to offer with many mountain, hill and coastal walks available right on the doorstep. For water enthusiasts the shore is within easy reach and there are several bays in the locality including the beach at Drumbuie approximately 1/2 mile away.



Illustrative only. Not to scale.
Plan produced using PlanUp.

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Portree Office: Bridge Road

Portree
Isle of Skye
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.