



The Isle of Skye Estate Agency

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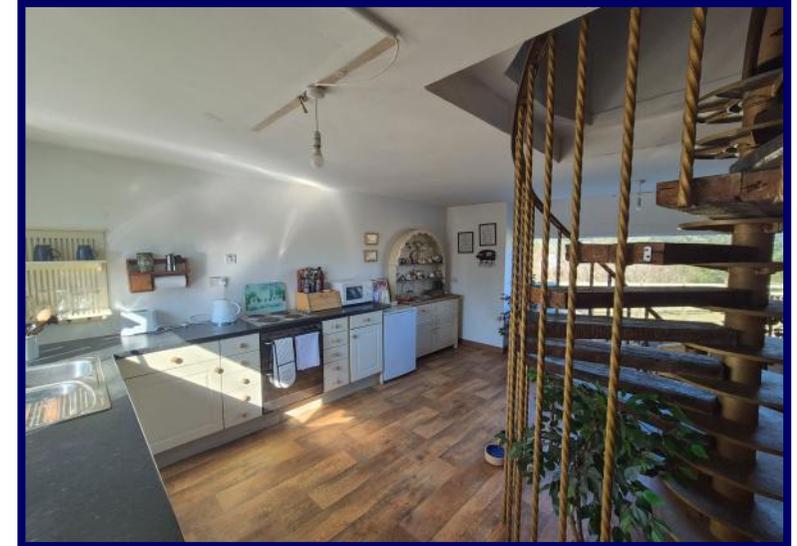
The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

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01599 534 555



Cregan Breac, 1 Herebost, Dunvegan, Isle of Skye, IV55 8GZ

Offers Over £200,000

Two Semi-Detached Houses

3 Bedrooms in each property

Views of the Cuillin Mountains

Large Garden Grounds

Quiet Location

Renovation Project

Description:

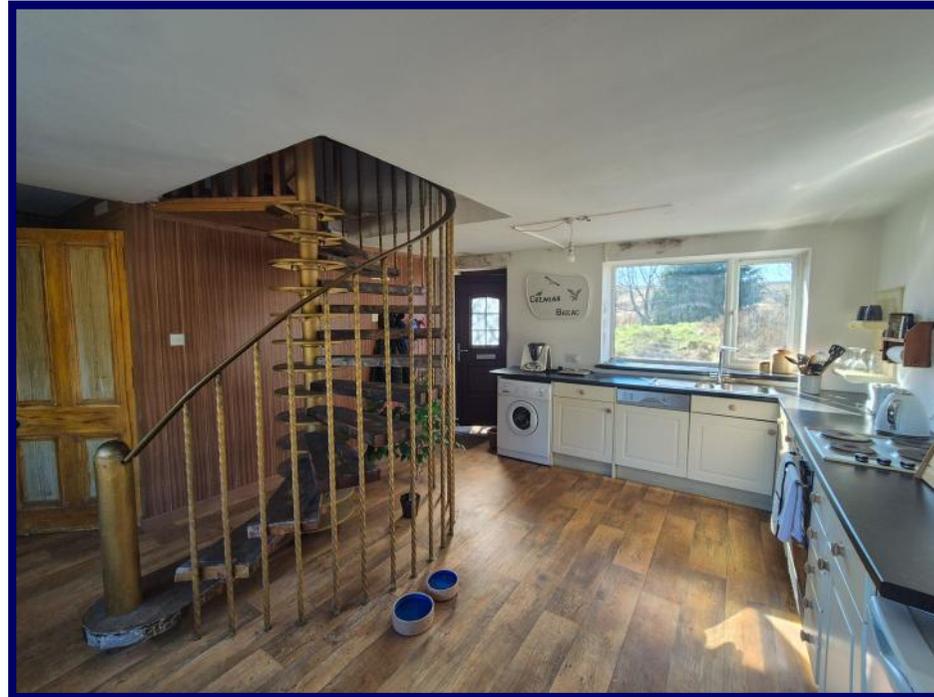
Cregan Breac, 1 Herebost offers an exciting opportunity to purchase two semi-detached properties set in approximately 0.75 acres of land, including a potential building plot, affording views over Pool Roag towards the Cuillins.

Cregan Breac is two semi detached 3 bedroom properties set within 0.75 acres of land, including a potential building plot. Located close to the village of Dunvegan, the properties afford views over Pool Roag towards the Cuillins.

Property One is set out over two levels and comprises of; kitchen area, Shower Room and Lounge / Diner on the ground floor. The first floor has a landing and three bedrooms. It benefits from double glazing and a wood burning stove with a back boiler which, in turn, feeds the radiators. A spiral staircase leads from the kitchen to the first floor.

Property Two is also set out over two levels with a kitchen area, shower room, work room and lounge on the ground floor. The first floor comprises a landing, three bedrooms and a dressing room. The property further benefits from double glazing. A spiral staircase leads from the kitchen to the first floor.

Externally the property is set within generous garden grounds of approximately 0.75 acres, including a potential building plot. The grounds are mainly laid to grass and parking is provided for several vehicles on the driveway to the front and side of the property. Both properties require modernisation and renovation, however, offer the chance to create a truly unique property or two holiday cottages.



Room sizes:

Property One

Ground Floor

Kitchen 4.92m x 6.21m (16'01" x 20'04") at max.

Lounge 4.48m x 5.51m (14'08" x 18'00").

Shower Room 3.15m x 1.71m (10'04" x 5'07").

First Floor

Main Bedroom 5.54m x 4.44m (18'02" x 14'06").

Bedroom Two 6.30m x 2.69m (20'07" x 8'09") at max.

Bedroom Three 6.23m x 2.47m (20'05" x 8'01") at max.

Property Two

Ground Floor

Kitchen Area 5.21m x 3.50m (17'01" x 11'05").

Hallway 5.43m x 1.07m (17'09" x 3'06").

Shower Room 3.79m x 1.71m (12'05" x 5'07").

Work Room 4.34m x 2.85m (14'02" x 9'04").

Lounge 4.54m x 5.65m (14'10" x 18'06").

First Floor

Main Bedroom 4.51m x 5.35m (14'09" x 17'06").

Dressing Room 3.02m x 5.46m (9'10" x 17'11").

Bedroom Two 5.35m x 2.55m (17'06" x 8'04") at max.

Bedroom Three 5.29m x 2.64m (17'04" x 8'07").





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Services:

Mains electricity & water. Drainage by way of septic tank.

Council Tax:

Band E

EPC Rating:

Band G

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

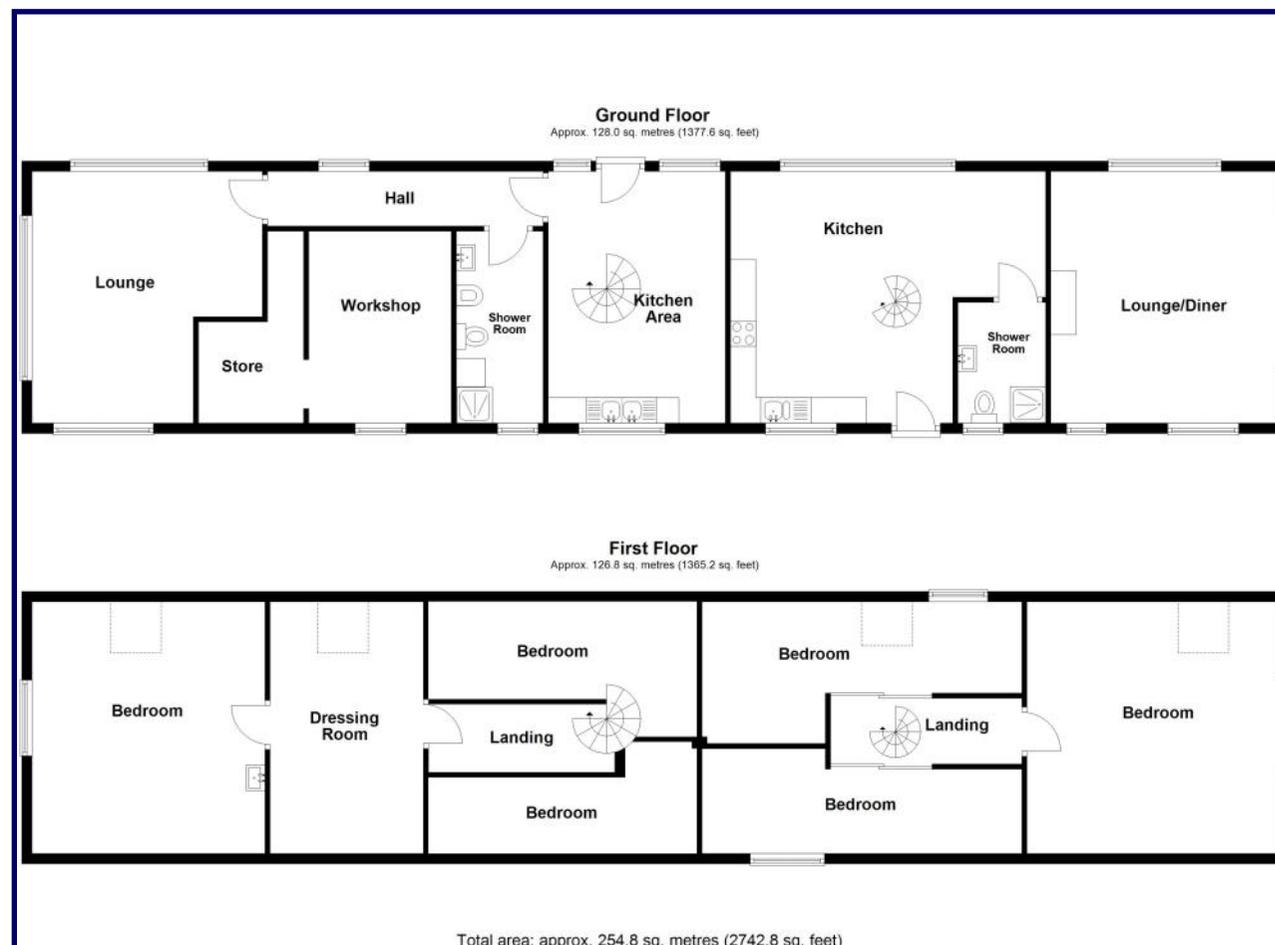
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Dunvegan village proceed along A863 heading to 'Struan'. Follow the road until you see signage for Roag, Orbost and The Hames Hotel. Turn right here and continue towards the hotel. The driveway for Cregan Breac is immediately beyond the hotel on the 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
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD