



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



Dormans, Balmeanach, Struan, Isle of Skye, IV56 8FH

Detached Bungalow

Fully Enclosed Garden Grounds & Detached Garage

Three Double Bedrooms (1 En Suite)

Double Glazing and LPG Central Heating

Offers Over £330,000

Stunning Loch Views & Shore Access

Views to MacLeod's Tables

Description:

Dormans is a generously proportioned, detached three bedroom property located in Balmeanach on Skye's beautiful, rugged west coast. Occupying an enviable position the property boasts stunning views towards MacLeod's Tables and Loch Caroy.

Dormans is a detached three bedroom property located in Balmeanach, a short distance from the villages of Struan and Dunvegan. Located at the end of a shared, private road the property affords beautiful views over Loch Caroy towards MacLeod's Tables. The spacious property has been well maintained by the current owners and is presented in walk in condition.

The accommodation within is set out over one level and comprises; Entrance porch, Hall, Lounge, Kitchen, Utility, Dining Room, Bathroom and Three Double Bedrooms (1 en suite) on the ground floor. The property is fully double glazed and further benefits from LPG fired central heating, a multi fuel stove in the lounge, ample storage throughout and a partially floored loft. Solar panels on the roof generate electricity for Eon Energy and provide the current owners with a monthly payment.

Externally the property is set within fully enclosed garden grounds extending to approximately 0.25 acres or thereby (to be confirmed by title deeds) which are mainly laid to lawn with established trees, shrubs and bushes. Parking is available to the side of the property on the driveway. The garden has an established vegetable plot with a greenhouse and timber shed. A gate leads from the garden to the shore. There is also a large, detached garage/workshop with power.

Dormans will make a lovely family home in a stunning setting and must be viewed to appreciate the offering.



Room sizes

Ground Floor

Entrance Porch

1.72m x 1.55m (5'07" x 5'00").

Hall

1.63m x 2.67m (5'04" x 8'09").

Lounge

3.49m x 4.26m (11'05" x 13'11").

Dining Room

3.49m x 4.26m (11'05" x 13'11").

Kitchen

3.28m x 4.71m (10'09" x 15'05").

Utility Room

2.53m x 2.56m (8'03" x 8'04").

Bathroom

3.51m x 4.24m (11'06" x 13'10") at max.

Bedroom One

1.02m x 2.19m (3'04" x 7'02").

Bedroom Two

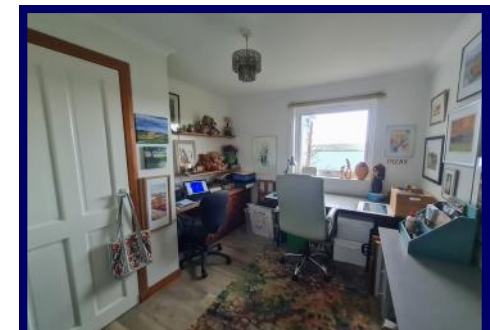
1.29m x 2.42m (4'02" x 7'11").

En Suite

2.94m x 3.30m (9'07" x 10'10").

Bedroom Three

3.20m x 4.08m (10'06" x 13'04").





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Services:

Mains water and electricity. Drainage by way of septic tank. LPG central heating.

Council Tax: Band E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

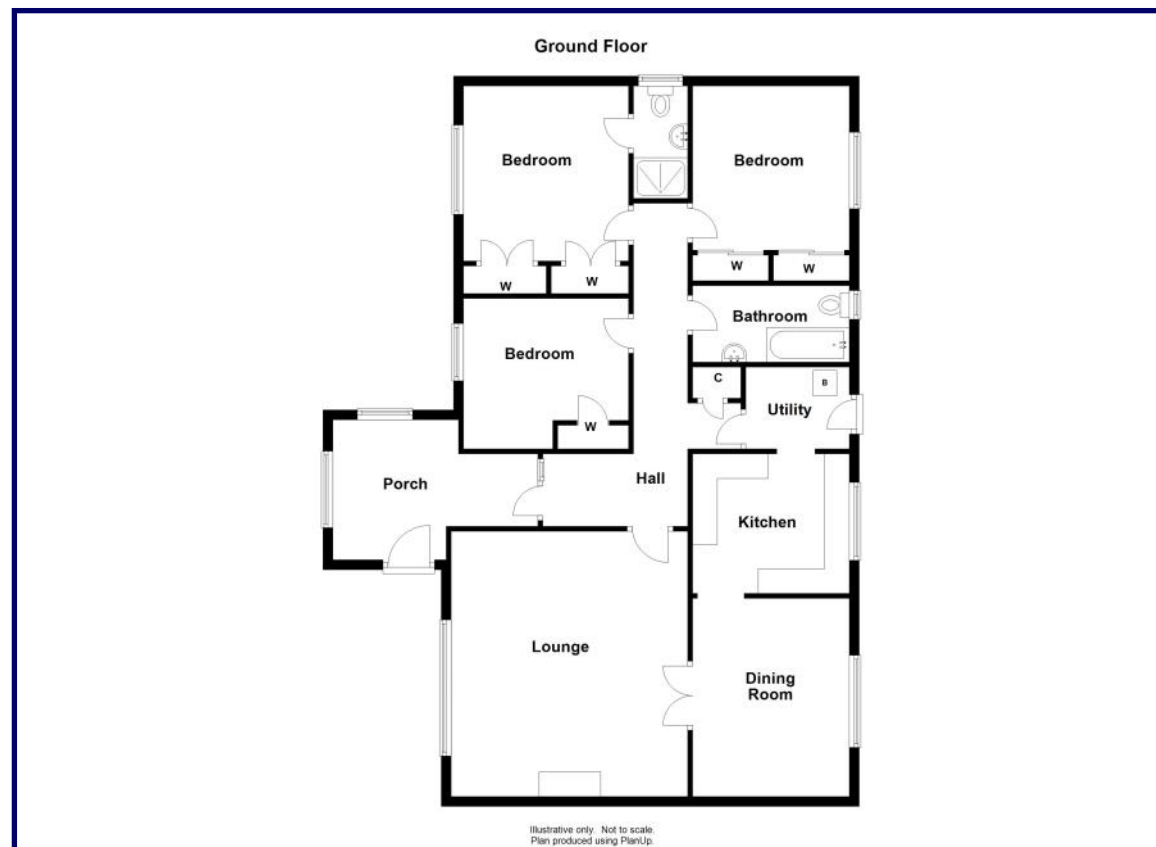
By mutual agreement.

Directions:

Follow the A863 from Sligachan to Dunvegan travelling through Struan and Ose to Shaggary/Balmeanach. Just after the sign for Caroy Jetty take the next turn on the left along the private roadway. Dormans is the last house at the end of this road.

Location:

Balmeanach is a small crofting township located close to the villages of Struan and Dunvegan. Dunvegan has a good selection of local services including grocer's shops, hotels, a baker's shop, restaurants, petrol station, a primary school and modern medical centre and is home to the historic Dunvegan Castle – seat of the Clan MacLeod and one of the oldest inhabited castles in Europe. Portree, the island's capital town is approximately 20 miles away and here you will find enhanced services including supermarkets, shops, banks, primary and secondary schools, cottage hospital, swimming pool and library.



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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

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