



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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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



**Gillean View, Achnacloch, Sleat, Isle of Skye, IV46 8SB.**

**Offers Over £185,000**

Detached Property

Double Glazing & Electric Heating

Quiet Residential Area

Three Double Bedrooms

Private Garden Grounds

Rural Landscape Views



## Description:

Gillean View is a three-bedroom detached property located in Achnacloch, a small crofting township, on the picturesque Sleat Peninsula. The property is situated in a wonderful position with views afforded over the rural landscape.

Gillean View is a detached three-bedroom property set in a tranquil location affording widespread mountain views. The property offers spacious family accommodation with bright, well proportioned rooms and an attached sun room from where you can enjoy the everchanging scenery.

The property offers the following accommodation; Ground floor – hallway, lounge, kitchen, rear porch, bedroom and wet room. First floor – landing, bathroom and two bedrooms. Gillean View further benefits from UPVC double glazing, electric heating and ample storage space throughout.

Externally, the property is set within fully enclosed garden grounds with many established trees, shrubs and bushes. The property also hosts an attached lean-to at the rear and three timber garden sheds. In addition, the property hosts a parking area to the side of the property providing space for a number of vehicles to park.

Gillean View offers the opportunity to create a wonderful home set in a peaceful location with beautiful rural views and must be viewed to fully appreciate the setting on offer.



## Room sizes

### Ground Floor:

**Hallway:** 3.65m x 2.22m (11'11" x 7'03").

**Lounge:** 4.79m x 4.58m (15'08" x 15'00").

**Kitchen:** 5.27m x 2.46m (17'03" x 8'00").

**Rear Lobby:** 2.45m x 1.20m (8'00" x 3'11").

**Bedroom One:** 4.78m x 4.25m (15'08" x 13'11").

**Shower Room:** 2.43m x 1.97m (7'11" x 6'05").

### First Floor:

**Landing:** 4.04m x 2.12m (13'02" x 6'11") at max.

**Bedroom Two:** 3.99m x 3.51m (13'01" x 11'06") at max.

**Bedroom Three:** 3.99m x 3.90m (13'00" x 12'09") at max.

**Bathroom:** 2.32m x 1.66m (7'07" x 5'05").







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## Services:

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

**Council Tax:** Band D

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

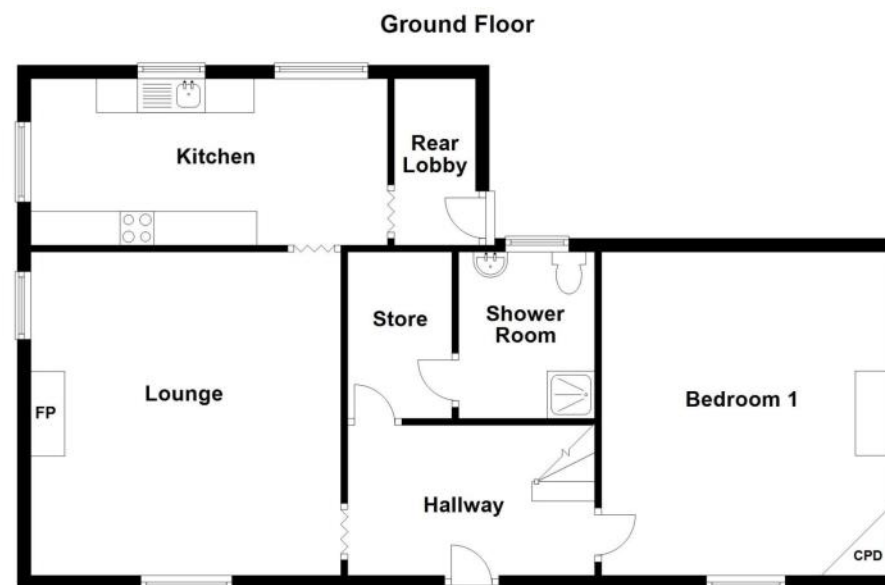
Strictly by appointment through The Isle of Skye Estate Agency.

**Entry:** By mutual agreement.

## Directions:

From the A87 take the A851 signposted to Armadale / Ardvasar / Isleornsay. Follow the road for approx. 12 miles, and take the first right after the Sabhal Mor Ostaig for 'Achnacloich'. Continue along the road for approx. 5 miles and take the right hand turn into Achnacloich. Gillean View is the last property on the left at the end of the road with parking available to the side.

**Location:** The small rural township of Achnacloich is located within the beautiful Sleat Peninsula in the South of the Isle of Skye. Sleat benefits from a medical practice, Gaelic college and there is also primary schooling available together with a nursery. Located around 19 miles from the bustling village of Broadford, where all required amenities can be found such as modern medical practice, community hospital, supermarket and a range of shops, alongside a number of hotels and restaurants. The location offers the perfect blend of rural tranquillity with easy access to the main route and facilities. Armadale Castle and gardens, the ferry terminal for Mallaig and a selection of shops are all a short drive from the property.



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

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.

## The Isle of Skye Estate Agency

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IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
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