



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



Isay Cottage, Stein, Waternish, Isle of Skye, IV55 8GA.

Mid Terrace Cottage
Three Bedrooms (1 en-suite)

Underfloor LPG Heating & UPVC Double Glazing
Category C Listed

Shoreside Position
Walk-in Condition

Offers Over £405,000

Description:

Isay Cottage, is a delightful, well presented three bedroom category C listed cottage located in the very desirable village of Stein on Skye's beautiful Waterish Peninsula. Occupying two floors the property boasts a shoreside position affording panoramic views over Loch Bay and the Minch towards the Outer Isles.

Isay Cottage is a charming, three bedroom cottage set in an enviable position affording stunning sea views over Loch Bay. The property is category C Listed building that has been fully renovated and modernised while still retaining much of this historical buildings character and charm such as traditional sash windows, deep window sills and exposed stone walls.

The accommodation is split over two floors and comprises of; entrance hallway, bedroom, shower room and open plan lounge/kitchen diner on the ground floor with two bedrooms (one en-suite) and a W.C on the second floor. The property further benefits from underfloor LPG gas heating and multi-fuel stove in the open plan lounge area.

Stein was designed by Thomas Telford and established in 1786 by the British Fisheries Society and has changed little in the years that have followed. Most of the properties are listed and the village is a conservation area.

Externally the property hosts two areas of garden grounds – a private landscaped garden to the rear and a shore side garden to the front. There is also a storage shed located in the rear garden providing additional storage. On street parking is available to the front of the property.

Isay Cottage presents a wonderful opportunity to purchase a stunning cottage in a unique setting and must be viewed to fully appreciate the standard of accommodation and views on offer.



Room sizes

Ground Floor:

Entrance Hall: 4.77m x 1.14m (15'07" x 3'08").

Bedroom Two: 3.05m x 2.90m (10'00" x 7'02").

Shower Room: 3.32m x 1.37m (10'16" x 4'07") at max.

Open Plan Lounge/Kitchen Diner: 7.09m x 8.64m (23'03" x 28'03") at max.

First Floor:

Landing: 6.68m x 3.03m (21'11" x 10'03") at max.

Master Bedroom: 3.40m x 3.21m (11'01" x 10'06").

Master En-suite: 3.29m x 1.79m (10'09" x 5'10").

Bedroom Three: 6.68m x 1.82m (21'11" x 5'11").

W.C: 1.80m x 1.00m (5'11" x 3'03").





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Services:

Mains water and electricity. Drainage to septic tank. Underfloor LPG central heating.

Council Tax: Band D

EPC Rating:

Band D

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

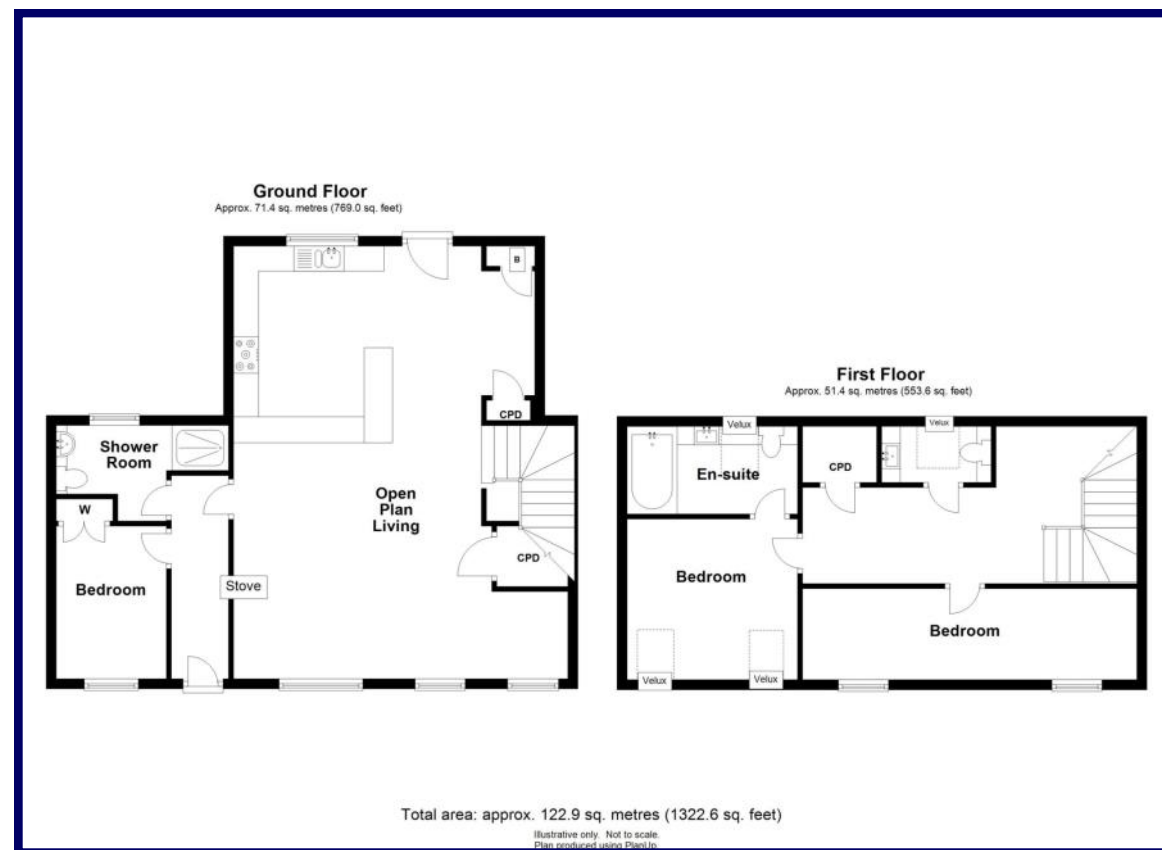
Entry: By Mutual Agreement

Directions:

Follow the B886 from the main road towards Waternish. After approximately 4 miles you will reach a T-junction, turn left here and continue until you reach The Stein Inn. Isay Cottage is the second property on your left after Stein Inn.

Location:

Stein forms part of the larger area known as Waternish on the north west of the Island. The house is the centre piece of the historic fishing village of Stein, on the shore of Loch Bay, and a few yards from Skye's oldest hostelry – The Stein Inn. Other local attractions include the Lochbay Seafood Restaurant, Skyeskyns Tannery and shop, a dive centre, a pottery and art galleries, as well as three Dark Skies locations. There is also an excellent public jetty at Stein. The closest village is Dunvegan some 8 miles away which has a good local services including shops, bakery, petrol station, health centre, hotels, restaurants and the world famous Dunvegan Castle – the historic seat of Clan MacLeod. Portree, the Island's capital is some 24 miles to the south and has all the services and facilities you would expect of a growing town including super-markets, shops, restaurants, hotels, primary and secondary schools.



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.

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