



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



Mossbank, Dunvegan, Isle of Skye, IV55 8GU

Detached House
Two Double Bedrooms

Beautiful Garden Grounds
Double Glazing Electric Central Heating

Offers Over £260,000

Stunning Views
Off Street Parking

Description:

Mossbank is a beautifully presented, two bedroom detached property located in the popular village of Dunvegan, on Skye's beautiful west coast, boasting beautiful views towards MacLeod's Tables and the Cuillins.

Mossbank is an immaculately appointed two bedroom house, set back from the road, in well maintained private garden grounds in the popular village of Dunvegan. A short walk from the village's amenities the house boasts stunning views towards MacLeod's Tables. The property has been well maintained by the current owners and is presented in walk-in condition.

Set out over two floors the accommodation within comprises of entrance porch, open plan lounge / dining area and kitchen on ground floor. The first floor hosts a landing, bathroom and two double bedrooms. In addition the property benefits from UPVC double glazing

throughout, fully controllable electric central heating and multi-fuel stove in the lounge. Interlinked smoke detectors have been fitted to the property.

Externally, the property sits within generous, manicured private garden grounds with neat areas of lawn complimented by mature trees, shrubs and bushes. The garden grounds host a storage shed and ample space for several vehicles on the driveway to the front of the property. Views are afforded towards MacLeod's Tables and the Cuillins.

Mossbank would make a lovely family home or holiday let property and viewing is highly recommended to fully appreciate the offering.

** Furniture may be available by separate negotiation **



Room sizes

Ground Floor

Entrance Porch

1.47m x 1.42m (4'10" x 4'08").

Open Plan Living

4.02m x 9.18m (13'02" x 30'01").

Kitchen

3.24m x 2.88m (10'07" x 9'05").

First Floor

Bedroom One

4.01m x 2.77m (13'01" x 9'01").

Bedroom Two

2.95m x 4.03m (9'08" x 13'02").

Bathroom

3.26m x 2.84m (10'08" x 9'03").





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Services:

Mains water, electricity and Drainage.

Electric Central Heating.

Council Tax: Band C

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:

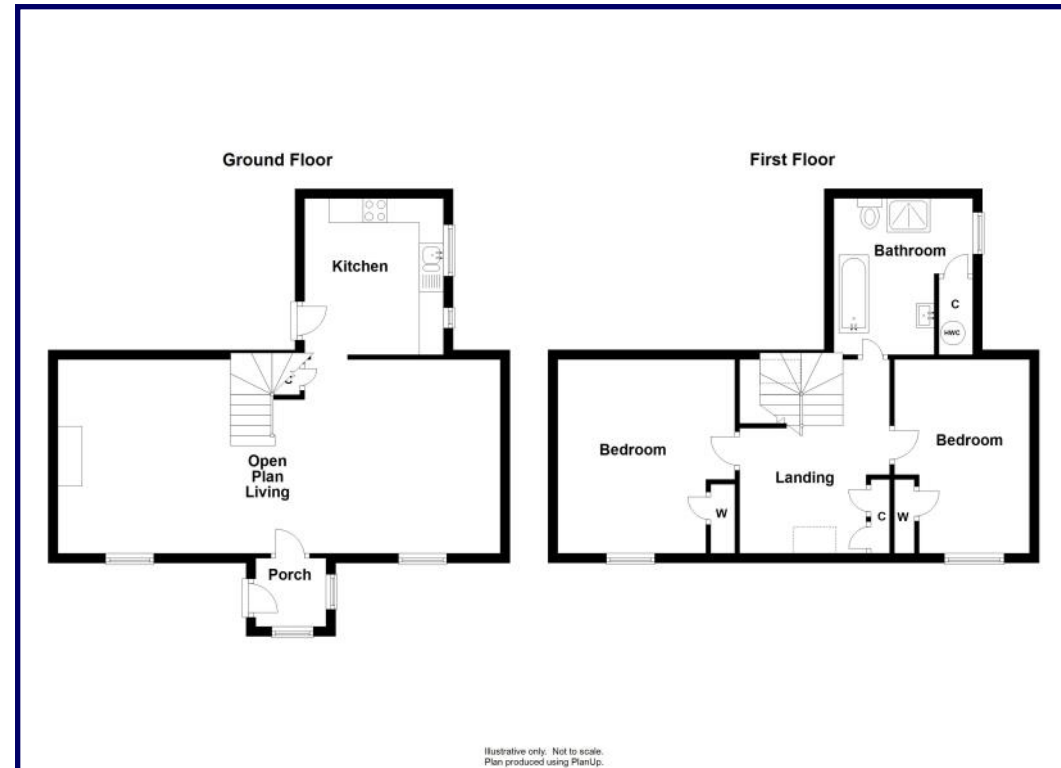
By mutual agreement.

Directions:

From Portree follow the A87 for approximately 5 miles and take the left hand fork at Borve, signposted Dunvegan. Once in Dunvegan continue through the village until you see the medical centre on the right. Continue past King's Brae and Mossbank is located on the right hand side. The property name is on a sign at the bottom of the drive.

Location:

The popular village of Dunvegan is located on Skye's north west coast and the historic home of the Clan MacLeod at Duvnegan Castle. The village itself has good local services including shops, hotels, restaurants, a post office, modern medical centre and primary school. Secondary schooling is available from Portree, the island's capital some 23 miles away where you will find all the facilities you would expect of a thriving town. This area makes an ideal base for touring Skye as a whole.



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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