



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



Rowanbank, Sallachy, Dornie, by Kyle, IV40 8DZ.

Offers Over £270,000

Detached Property

LPG Central Heating

Quiet Area

Three Double Bedrooms

Private Garden Grounds With Solar Panels

Spectacular Loch & Mountain Views

Description:

Rowanbank is a delightful detached three bedroom property occupying a highly desirable elevated position in the peaceful and picturesque hamlet of Sallachy boasting breathtaking views across Loch Long.

Rowanbank is a detached property set within generous garden grounds and situated in an enviable position affording views across Loch Long and widespread mountain views. The property has been tastefully decorated throughout and offers ample living space together with well appointed bedrooms.

The accommodation within is spread over two floors with the lower level consisting of; entrance vestibule, hallway, open plan lounge/kitchen/dining area, W.C., and two en-suite bedrooms. The staircase leads to a landing granting access to a spacious bathroom and double bedroom. The property further benefits from LPG central heating, double glazing, a woodburning stove and ample built-in storage space throughout.

Externally the subjects are set within generous private garden grounds extending to approximately half an acre (to be confirmed by title deeds) with space for parking available to the side of the property. The garden also hosts solar panels, an external basement (utilised for storage purposes), a hen coop and greenhouse. There is also a balcony to the side elevation of the property from where you can enjoy breathtaking elevated views over Loch Long and the surrounding area.

Rowanbank provides a fantastic opportunity to purchase a lovely home in an idyllic position and must be viewed to appreciate the beautiful setting and views on offer.



Room sizes

Ground Floor:

Entrance Vestibule
1.82m x 1.65m (5'11 x 5'04).

Hallway
8.45m x 2.33m (27'08 x 7'07) at max.

Lounge
6.51m x 4.20m (21'04 x 13'09)

Kitchen/Diner
5.45m x 3.86m (17'10 x 12'07)

W.C.
1.58m x 1.04m (5'02 x 3'04)

Bedroom One
3.84m x 3.64m (12'07 x 11'11) at max.

En-Suite
2.24m x 1.37m (7'04 x 4'05) at max.

Bedroom Two
3.86m x 3.63m (12'07 x 11'10) at max.

En-Suite
2.26m x 1.37m (7'05 x 4'05) at max.

First Floor:

Bathroom
4.40m x 1.94m (14'05 x 6'04)

Bedroom Three
6.20m x 3.50m (20'04 x 11'05) at max.





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Services:

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

Council Tax: Band D

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

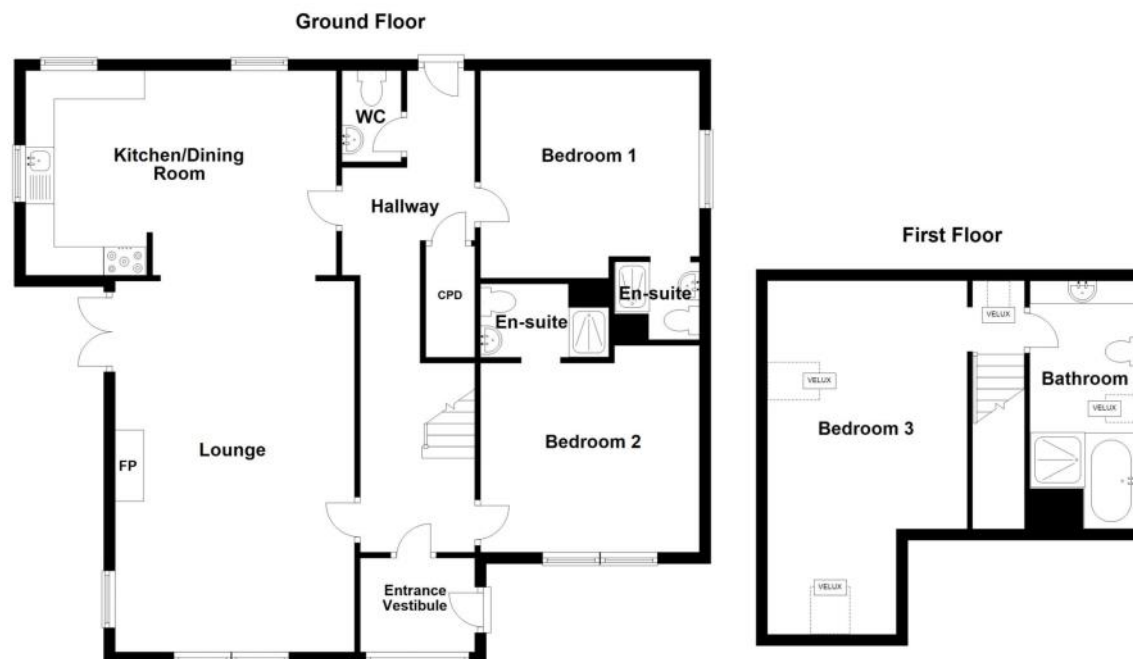
Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

Entry: By mutual agreement.

Directions: Take the Sallachy/Camuslunie road off the A87 and after c. 3 1/2 miles pass the sign for Sallachy on the left. Take the fifth junction on the left after the sign for Sallachy where there is a residential caravan located on the ground below the property.

Location: Sallachy is a picturesque crofting township, boasting spectacular views over Loch Long, and is situated close to the mountains of Kintail, Eilean Donan Castle and the Isle of Skye. The village of Dornie is a short drive away with a hotel and public bar. Further facilities are available in nearby Kyle of Lochalsh including a supermarket, train station, bank, medical centre and a variety of shops and restaurants. Sallachy is the perfect base for outdoor pursuits such as hill walking, mountain climbing, kayaking and cycling.



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.

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IV51 9ER

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