



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



Sealladh Na Mara, 46 Borneskitaig, Isle of Skye, IV51 9YS

Offers Over £220,000

Detached House

Private Garden Grounds

Stunning Views

Four Bedrooms

Double Glazing, Air Source Central Heating

Tranquil Location

Description:

Sealladh Na Mara is a well presented detached four bedroom bungalow located in the peaceful crofting township of Borneskitaig affording widespread views across the surrounding croft land towards Camus Mor bay and across the Minch to Harris and North Uist.

Sealladh Na Mara is well maintained four bedroom bungalow set in the rural crofting township of Borneskitaig, a short drive from the village of Uig and all amenities on offer. Sitting in private garden grounds Sealladh Na Mara offers spacious family accommodation with bright, well proportioned rooms and ample built in storage space.

The accommodation within comprises of: entrance vestibule, hallway, lounge, kitchen, rear vestibule, utility room, cloakroom, dining room, four bedrooms and bathroom. The property further benefits from recently installed air source central heating, double glazing and a wood burning stove in the lounge. There is also an

integral garage with an up-and-over door. Externally, the property is set within private garden grounds set back from the township road. The front garden features a poly tunnel and a house and run for chickens. The rear garden has a small area of lawn with raised beds and is bordered by an Escalonia hedge. A decked area provides an ideal place to enjoy the views and sunsets. Parking is provided on the driveway to the front of the property.

Sealladh Na Mara presents a wonderful opportunity to purchase a family home in a lovely setting and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor

Entrance Vestibule

6'06" x 5'11" (1.99m x 1.82m).

Hallway

26'04" x 13'06" (8.05m x 4.14m).

Lounge

19'00" x 17'07" (5.80m x 5.38m).

Kitchen

15'05" x 9'10" (4.72m x 3.00m).

Rear Vestibule

5'09" x 3'04" (1.75m x 1.04m).

Utility Room

6'08" x 5'06" (2.05m x 1.68m).

Cloakroom

5'06" x 4'08" (1.68m x 1.42m)

Dining Room

11'06" x 9'06" (3.52m x 2.92m).

Bathroom

11'05" x 5'10" (3.50m x 1.78m).

Bedroom One

10'03" x 9'08" (3.13m x 2.95m).

Bedroom Two

13'07" x 10'05" (4.16m x 3.19m).

Bedroom Three

14'08" x 9'08" (4.47m x 2.97m).

Bedroom Four

12'02" x 9'08" (3.71m x 2.95m).

Garage

25'09" x 9'10" (7.87m x 3.01m).





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Services:

Mains water and electricity. Drainage to septic tank. Air Source Central Heating.

Council Tax: Band E

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:

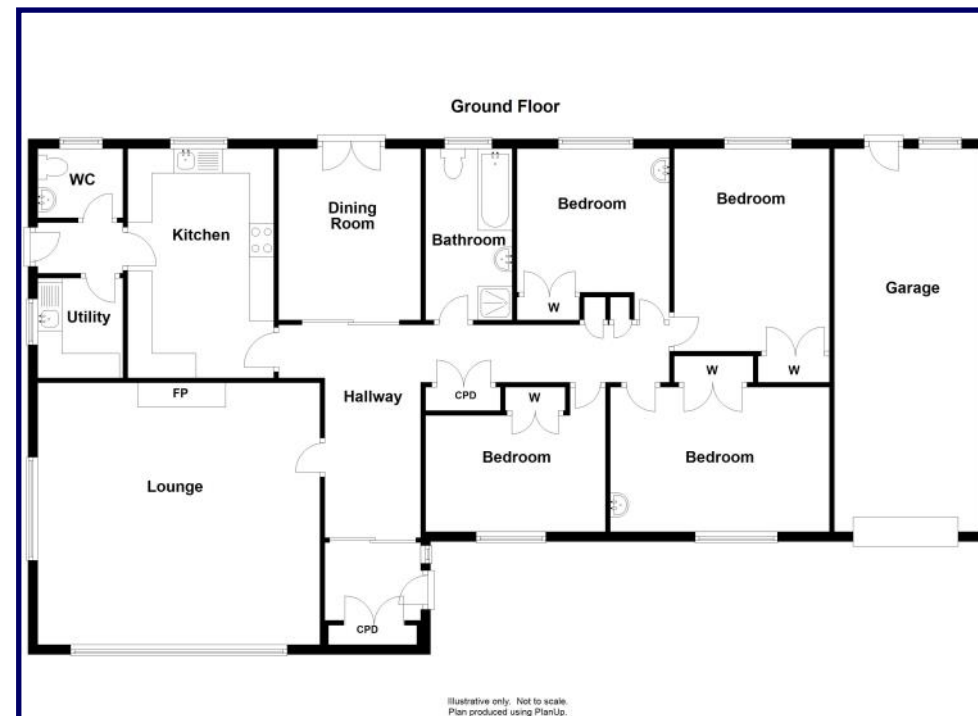
By mutual agreement.

Directions:

Heading north out of Uig on the A855 you will pass through Linicro and Kilmuir before reaching Kilvaxter. Take the left turning signposted 'Borneskitaig' and follow the road, continuing over the cattle grid, and Sealladh Na Mara is located on the left hand side. There is a sign at the bottom of the drive.

Location:

Borneskitaig is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and church. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub, bakery, primary schooling and the local Skye Brewery. More enhanced services including supermarket, many restaurants, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



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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Kyle of Lochalsh
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IV54 8RD