



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



Sleepy Hollow, Ullinish, Isle of Skye, IV56 8FD

Offers Over £265,000

Spacious Detached Property
Three Bedrooms (3 en-suite)

LPG Central Heating & Tripple & Double Glazing
Private Garden Grounds

Loch Views
Rural Location

Description:

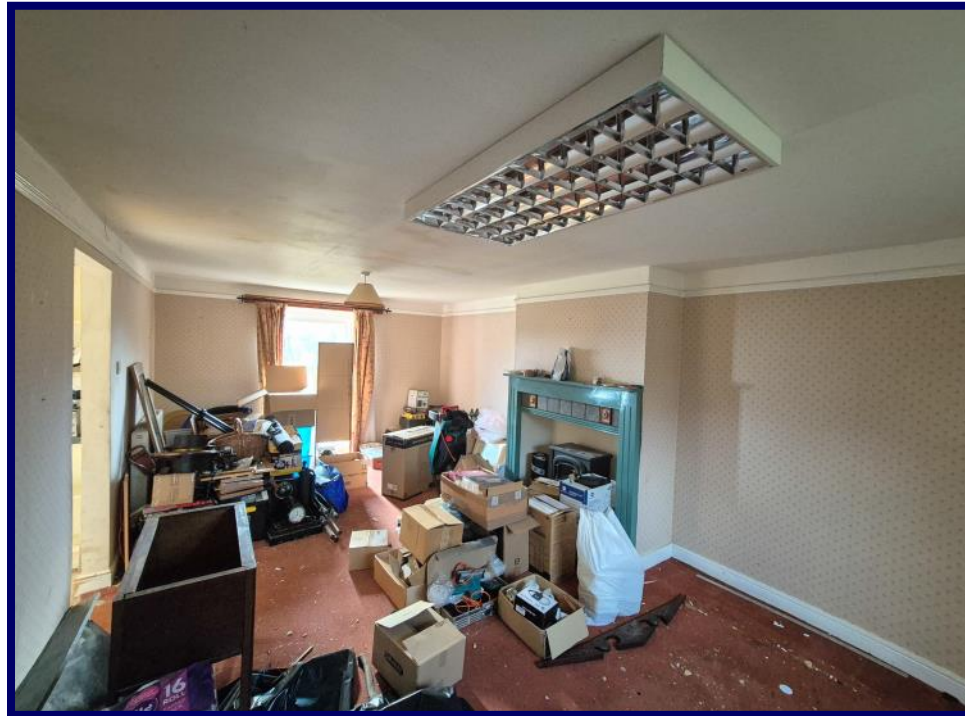
Shennachie is substantial detached six bedroom property located in the picturesque township of Kensaleyre affording beautiful views across Loch Snizort towards the Outer Isles on a clear day.

Shennachie is a bright and airy detached property sitting in private garden grounds within easy commuting distance to Portree. The property has been very well maintained by the current owners providing flexible family accommodation with bright, well proportioned rooms presented in walk-in condition.

The generous accommodation within is set out over two floors with the lower level comprising; entrance hallway, lounge, kitchen diner, utility room, family bathroom and three bedrooms (one en-suite). The staircase leads to a large landing granting access to a shower room and three additional bedrooms. The property further benefits from triple glazing to the ground floor front elevation along with the first floor gable windows and double glazing to the rear and first floor, oil fired central heating and ample built-in storage throughout.

Externally the property is set within private wrap around garden grounds which are mainly laid to lawn with an established hedge surrounding. There is a tarmac driveway to the side and rear elevations which provides ample space for parking. The garden also hosts a detached garage with electricity supply.

Shennachie offers the opportunity to purchase a well proportioned family home or could equally be used as an exceptional Bed and Breakfast in a prime location and must be viewed to appreciate the accommodation on offer .



Room sizes

Ground Floor

Entrance Lobby

2.38m x 1.41m (7'09" x 4'07").

Hall

3.12m x 4.36m (10'02" x 14'03").

Kitchen

3.11m x 4.36m (10'02" x 14'03").

Lounge / Dining Room

3.49m x 6.37m (11'05" x 20'10").

Utility Room

1.75m x 2.19m (5'08" x 7'02").

Cloakroom

0.80m x 1.76m (2'07" x 5'09").

Store Room / Workshop

Room One: 3.14m x 5.53m (10'03" x 18'01").

Room Two: 3.16m x 3.40m (10'04" x 11'01").

First Floor

Study

1.83m x 2.98m (6'00" x 9'09").

Bedroom One

4.54m x 2.84m (14'10" x 9'03").

En Suite

2.24m x 3.47m (7'04" x 11'04").

Bedroom Two

3.14m x 4.69m (10'03" x 15'04").

En Suite

1.46m x 0.91m (4'09" x 2'11").

Bedroom Three

3.11m x 4.67m (10'02" x 15'04").

En Suite

1.87m x 1.87m (6'01" x 6'01").





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains water, electricity and drainage. LPG Central Heating

Council Tax: Band E

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: what3words:///aimlessly.zoned.divisible

From Portree take the B885 towards Struan and continue on this road, at the junction turn right onto the A863 to Dunvegan. Continue on this road and take the left hand turn for Ullinish located just before Dun Beag Broch. Continue on the township road and when you reach Ullinish House do not turn right. Continue straight ahead and Sleepy Hollow is the property at the end of the track.

Location:

Ullinish is a quiet crofting township located on the west coast of the island approximately half way between Sligachan and Dunvegan. Struan, about a mile away, is a thriving crofting township with a good community spirit there is post office, grocery store, second hand book store with cafe and outdoor clothing business. Dunvegan is located some 9 miles to the north with facilities including shops, restaurants, bakers and doctor's surgery. Portree, the islands capital is just 12 miles away benefits from a selection of shops including supermarkets, hotels, restaurants, leisure facilities, a modern medical centre and cottage hospital and secondary school.



The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.