



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

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Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## The Seamstress Cottage, 11 Lower Breakish, Isle of Skye, IV42 8QA.

**Offers Over £225,000**

Detached Former Croft House

Private Garden Grounds with Shore Access

Sea and Mountain Views

Two Bedrooms

UPVC Double Glazing and Electric Central Heating

Off Street Parking

## Description:

The Seamstress Cottage is a charming two bedroom detached cottage located in the tranquil township of Lower Breakish. The cottage occupies an enviable position whereby stunning views across a tidal inlet towards the Cuillin mountains are afforded.

The Seamstress Cottage is an immaculately presented property set within generous garden grounds. The property occupies a wonderful position being only a short walk from the picturesque Ashaig Beach with Beinn na Caillich on the horizon.

The property is presented in walk-in condition with well proportioned bright and airy rooms throughout. The accommodation within comprises of: entrance porch, lounge and kitchen on the ground floor. The first floor hosts a landing, bathroom and two bedrooms. The property further benefits from UPVC double glazing, an open fire in the lounge and electric storage heating.

Externally the property sits within spacious garden grounds with direct shore access available. The garden hosts a number of mature trees, shrubs and bushes along with one timber shed and the remains of an old stone byre. There is sufficient space for parking to the rear of the property.

The Seamstress Cottage presents a fantastic opportunity to purchase a delightful home in an idyllic setting and must be viewed to fully appreciate the spectacular views on offer.



## Room sizes

### Ground Floor

**Entrance Porch:** 2.35m x 2.29m (7'08" x 7'06") at max.

**Lounge:** 4.74m x 3.36m (15'06" x 11'00") at max.

**Kitchen:** 3.37m x 2.64m (11'00" x 8'08").

### First Floor

**Landing:** 2.04m x 1.75m (6'08" x 5'08") at max.

**Bedroom One:** 3.56m x 2.77m (11'08" x 9'00") at max.

**Bedroom Two:** 3.55m x 2.66m (11'07" x 8'08") at max.

**Bathroom:** 2.35m x 1.68m (7'08" x 5'06") at max.





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## Services:

Mains water and electricity. Drainage to septic tank.

**Council Tax:** Band B

## 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:

From the A87 take the turn into Lower Breakish by the Misty Bottle Gin & Whisky Shop. Follow the road and at the 1st junction take a right and then an immediate left. At the next junction take a right and continue along the road. Seamstress Cottage is located on the left hand side of the road with a blue sign with the number '11' on the gate.

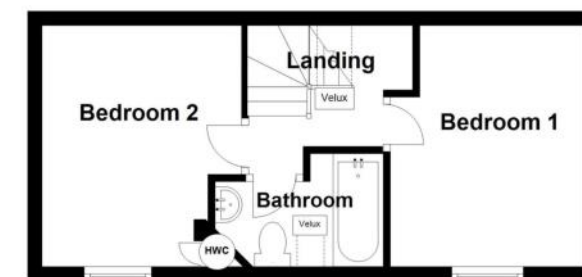
## Location:

Lower Breakish is a popular hamlet located on the outskirts of the busy village of Broadford on the Isle of Skye. Broadford offers an array of local amenities including a new hospital, medical centre, a variety of shops, hotels and restaurants. Broadford has a primary school, with secondary schooling available in the Island's capital Portree, some 26 miles to the North and there is a school bus service. Lower Breakish lies approx. 6 miles from the Skye Bridge, providing access to the mainland via Kyle of Lochalsh and for onward travel.

Ground Floor



First Floor



Total area: approx. 55.2 sq. metres (593.9 sq. feet)

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.

## 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  
IV40 8AB