



# The Isle of Skye Estate Agency

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

The Isle of Skye Estate Agency

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



**Half of 7 Clachan, Staffin, Isle of Skye, IV51 9YS**

**Detached Cottage**

**Private Garden Grounds**

**1Bedrooms**

**Open Fire Place**

**Offers Over**

**Stunning Views**

**Quiet, Rural Location**

**£110,000**

## Description:

Half of 7 Clachan provides an exciting opportunity to buy a one bedroom detached property in the heart of the breath-taking Trotternish peninsula, providing stunning views towards Staffin Bay and the Trotternish Ridge.

Half of 7 Clachan is set in a quiet, rural location close to the village of Staffin and the amenities on offer there. Although in need of modernisation, the property provides the purchaser a unique chance to create a wonderful home on the scenic north-east coast of Skye. The accommodation within comprises of: entrance hall, kitchen, lounge, and bathroom on the ground floor. The upper floor is given over to a large open plan bedroom. The property further benefits from UPVC double glazing, an open fireplace, with back boiler, in the lounge and large garden grounds extending to approximately 0.5 acres, or thereby (to be confirmed by title deed).

Externally, the property is set within fully enclosed garden grounds, mainly laid to grass making it an ideal spot to take in the peaceful surroundings. The garden also hosts a large shipping container which provides additional storage space.

Half of 7 Clachan affords the opportunity to renovate and create a beautiful home to match its surroundings. This property is all about its peaceful and secluded location on the edge of one of the most scenic areas of Skye.



**Room sizes:**

Ground Floor

**Hallway**

0.93m x 2.10m (3'00" x 6'10").

**Lounge**

2.70m x 3.91m (8'10" x 12'10").

**Kitchen**

2.99m x 3.88m (9'09" x 12'08").

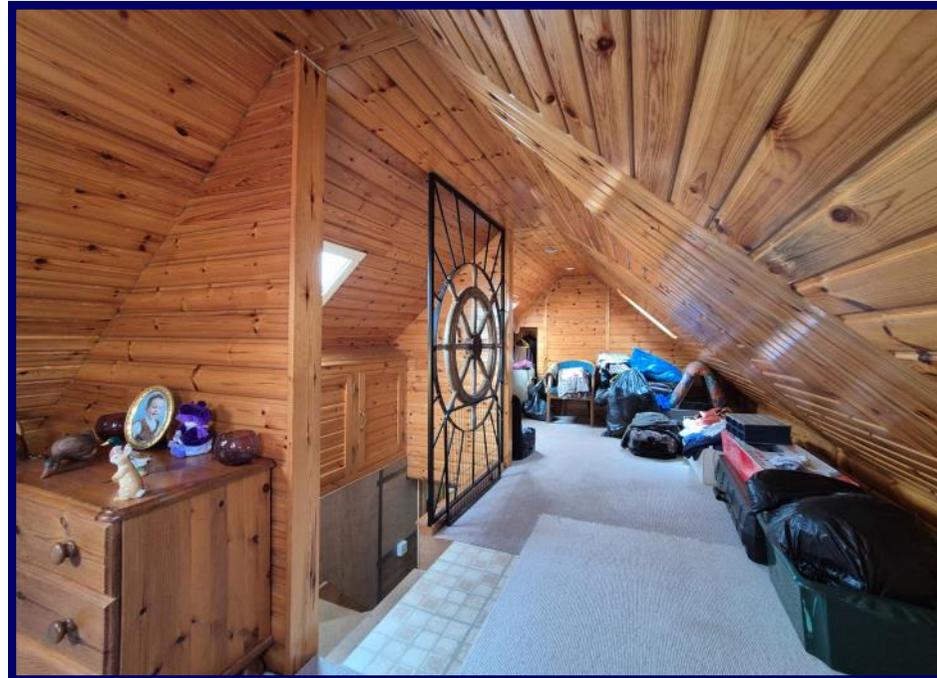
**Bathroom**

3.00m x 2.09m (9'10" x 6'10").

First Floor

**Bedroom**

3.72m x 7.68m (12'02" x 25'02").





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## Services:

Mains electricity and water. Drainage to septic tank.

## Council Tax:

Band A

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

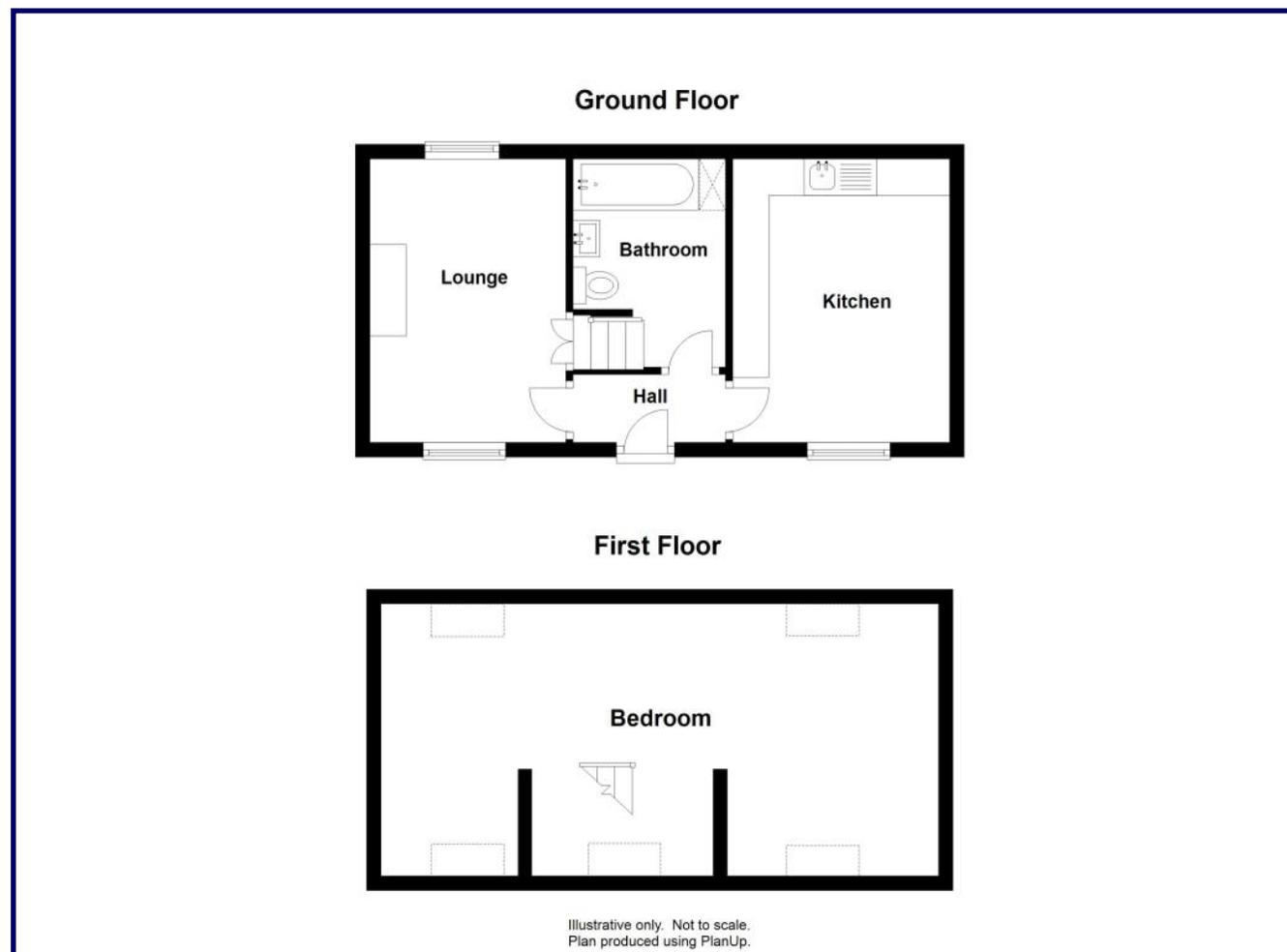
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From Portree follow the A855 to Staffin, upon entering Staffin take the first road on the left. Continue and take the left fork. Half of 7 Clachan is the house on the right with the green shipping container in the garden.



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  
IV51 9ER

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