



# 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



## 1 Galtrigill, Dunvegan, Isle of Skye, IV55 8ZZ

Detached Cottage

Two Bedrooms

Electric Heating & Wood Burning Stove

Traditional Features

**Offers Over £195,000**

Fully Enclosed Garden Grounds

Sea / Loch Views

## Description:

1 Galtrigill is a charming two bedroom detached cottage located in the rural township of Galtrigill on Skye's beautiful Diurinish peninsula. Occupying an elevated position stunning views are afforded over Loch Dunvegan towards the Coral Beach, the Waternish peninsula and onwards towards the Isle of Harris.

1 Galtrigill is a two-bedroom detached property set within fully enclosed garden grounds extending to 0.25 acres or thereby (to be confirmed by title deeds). Opposite the house is a smaller area of ground of approximately 0.05 acres with a ruined byre and area for parking.

The accommodation within comprises of: entrance porch, hallway, lounge, dining room, kitchen and bathroom on the ground floor. The first floor hosts a landing and two bedrooms. The property further benefits from UPVC double glazing, fully controllable electric and a wood burning stove in the lounge.

Externally the property sits within fully enclosed garden grounds. The garden hosts a storage shed and is mainly laid to grass and is planted with shrubs and bushes. A small burn runs through the grounds. Parking is available on the land opposite the house and this area also has the ruins of an old byre.

1 Galtrigill presents a fantastic opportunity to purchase a delightful home in a peaceful setting and must be viewed to fully appreciate the offering.



# Room sizes

## Ground Floor:

### Entrance Porch

2.48m x 2.14m (8'01" x 7'00").

### Hallway

1.32m x 2.38m (4'04" x 7'09").

### Lounge

3.64m x 3.92m (11'11" x 12'10").

### Dining Room

2.84m x 3.88m (9'03" x 12'08").

### Kitchen

1.80m x 3.60m (5'10" x 11'09").

### Bathroom

2.44m x 1.57m (8'00" x 5'01").

## First Floor

### Landing

1.79m x 0.90m (5'10" x 2'11").

### Bedroom One

3.67m x 3.77m (12'00" x 12'04").

### Bedroom Two

3.34m x 3.77m (10'11" x 12'04").





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## Services:

Mains water and electricity. Drainage by way of septic tank.  
Electric Heating.

## Council Tax: C

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

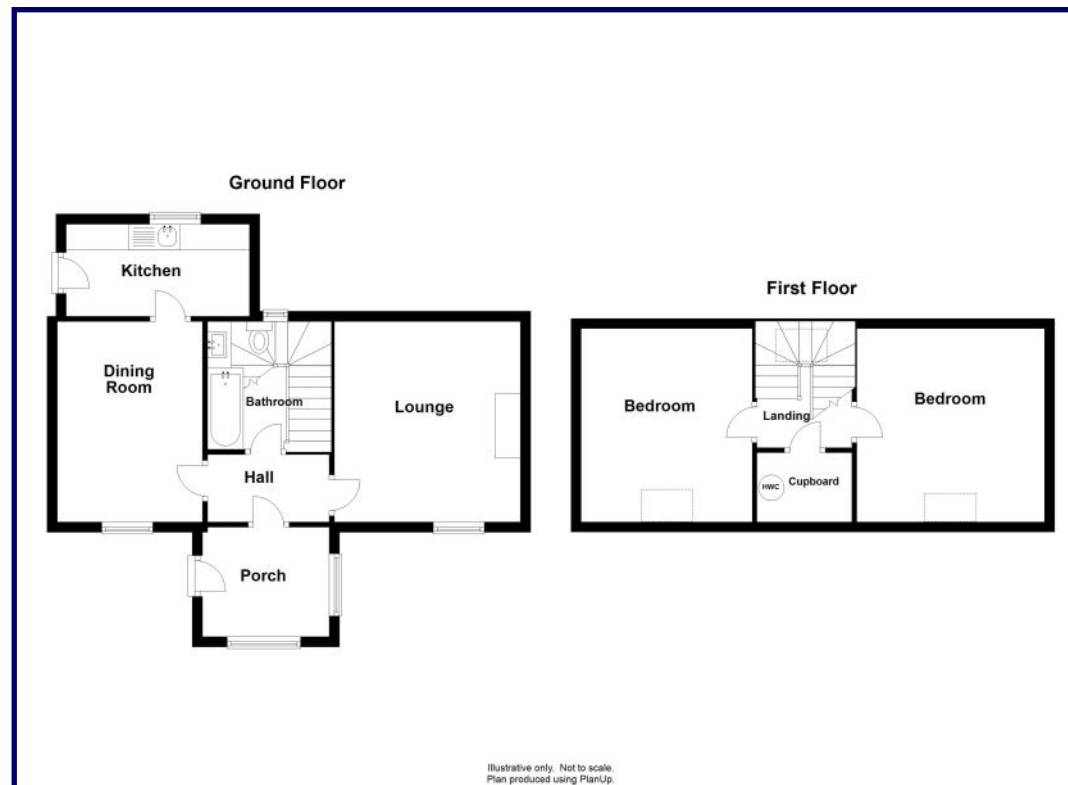
By mutual agreement.

## Directions:

Follow the B884 from Dunvegan for approximately 6 miles until you see a sign for Husabost. Take the right-hand fork and follow the road for another 4 miles, passing a large timber property on the right. 1 Galtrigill is on the left above the road.

## Location:

Galtrigill is a scenic crofting township on the far north end of the east side of the Duirinish peninsula on the Isle of Skye. Overlooking Loch Dunvegan spectacular views are afforded towards the Coral Beach, the Waternish peninsula and the Isle of Harris. Close by in Lephin is a village shop and post office and a Community Centre. The area also boasts a café, vegan restaurant and the world famous Three Chimneys. Dunvegan the nearest main village is approximately 10 miles away and enhanced facilities are available from Portree the Islands capital town some 30 miles east.



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  
IV54 8RD