



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



11-12 Linicro, Kilmuir, Isle of Skye, IV51 9YN.

Offers Over £240,000

Detached Property

Oil Fired Central Heating & Double Glazing

Fully Enclosed Garden Grounds

Two / Three Bedrooms

Detached Stone Byre

Expansive Views

Description:

11/12 Linicro is a charming two bedroom property located in the scenic crofting township of Linicro affording widespread views over the surrounding croft land towards the Minch and Western Isles.

11/12 Linicro is a traditional croft house set in approximately 0.32 hectares of garden ground, or thereby, (to be confirmed by title deed) in the crofting township of Linicro, a short drive from the village of Uig and all amenities on offer. Stunning, panoramic views are afforded over the surrounding croft land towards the Minch and the Trotternish Ridge.

The accommodation within comprises of: entrance hallway, lounge, kitchen, utility, dining room/snug, shower room and double bedroom/lounge on the ground floor. Upstairs are two double bedrooms. The property further benefits from oil-fired central heating and UPVC double glazing.

Externally, the property is set within extensive private garden grounds which are mainly laid to lawn with mature, shrubs and bushes. Within the garden is a detached stone byre which offers the possibility for conversion subject to obtaining the correct planning permissions. Parking is provided in the layby off the main township road.

11/12 Linicro provides the opportunity to purchase a home set in a peaceful location boasting expansive views and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Hall: 1.86m x 3.50m (6'01" x 11'05")
at max.

Kitchen: 3.68m x 4.22m (12'00" x 13'10").

Dining Room / Snug: 3.51m x 2.25m (11'06" x 7'04").

Utility: 2.36m x 2.58m (7'08" x 8'05").

Shower Room 2.36m x 2.33m (7'09" x 7'07").

Lounge / Bedroom: 4.21m x 3.38m (13'09" x 11'01").

First Floor:

Bedroom Two 4.71m x 3.03m (15'05" x 9'11").

Bedroom Three: 2.60m x 3.06m (8'06" x 10'00").





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Services:

Mains water and electricity. Drainage by way of septic tank. Oil Fired Central Heating.

Council Tax: D

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 A855 from Uig through Totescore. On entering Linicro continue past signs for Monkstadt and 11/12 Linicro is on your left hand side below the road. There is a parking area off the road at the front of the property.

Location:

Linicro 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 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.



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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.