



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



Pooltiel View, 9 Lower Milovaig, Isle of Skye, IV55 8WR

Offers Over £375,000

Superior Detached House

Private Garden Grounds & Off Street Parking

Walk-In Condition

Four Double Bedrooms (3 en-suite)

UPVC Double Glazing and Oil Fired Central Heating

Stunning Sea Views

Description:

Pooltiel View, 9 Lower Milovaig is an immaculately presented detached four bedroom property set within the scenic crofting township of Milovaig, Glendale affording views across Loch Pooltiel towards the Western Isles.

Pooltiel View is a substantial detached property set within attractive garden grounds boasting beautiful views over Loch Pooltiel towards the Western Isles. The property has been well maintained by the current owners and is presented in walk in condition boasting contemporary décor throughout.

The generous accommodation within is spread over two floors with the lower level consisting of a welcoming entrance hall, lounge, kitchen/diner, bathroom and two double bedrooms (1 en-suite). The first floor comprises a landing and two double en-suite bedrooms. The property further benefits from UPVC double glazing, oil fired central heating, a 5kw multi-fuel stove in the lounge and high quality fittings and fixtures throughout.

Externally the subjects are set within private garden grounds with gravel driveway and parking area to the front and side. The rear garden grounds are sloped and provide the perfect place to take in the beautiful views, sunsets and auroras.

Pooltiel View will make a stunning family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.



Room sizes

Ground Floor

Entrance Hall
2.19m x 4.38m (7'02" x 14'04").

Kitchen / Dining
6.86m x 6.44m (22'05" x 21'00").

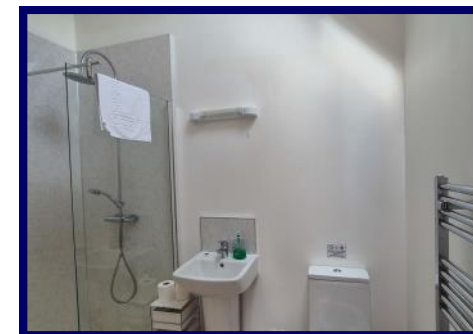
Lounge
4.12m x 4.40m (13'06" x 14'05").

Bathroom
2.86m x 1.83m (9'04" x 6'00").

Bedroom One
2.89m x 5.19m (9'05" x 17'00").

Bedroom Two
2.62m x 4.37m (8'07" x 14'04").

En-suite
1.48m x 2.44m (4'10" x 7'11").



Ground Floor

Bedroom Three
3.27m x 5.20m (10'08" x 17'00").

En-Suite
1.97m x 1.79m (6'06" x 5'10").

Bedroom Four
3.97m x 5.21m (13'00" x 17'00") at max.

En-Suite
1.97m x 1.79m (6'05" x 5'10").





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating.

Council Tax: Business Rates

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

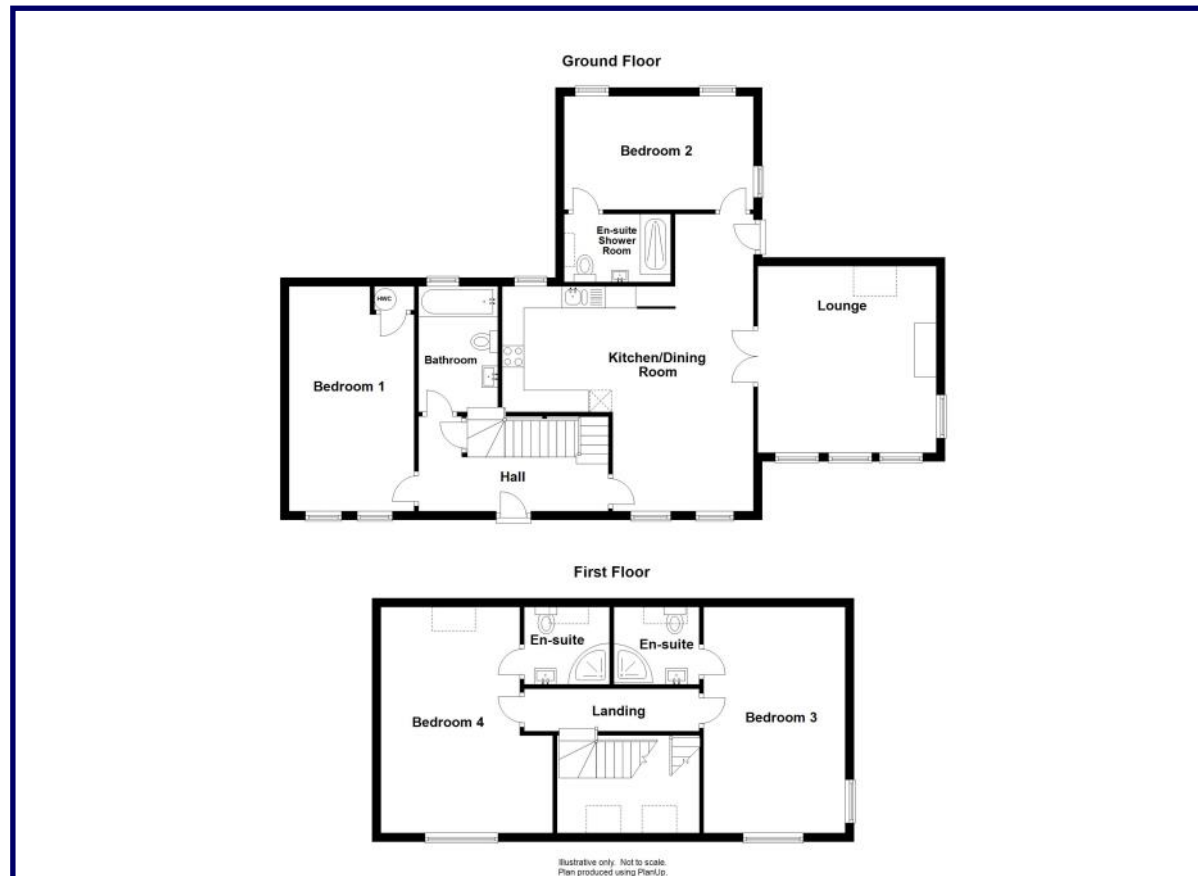
By mutual agreement.

Directions:

Heading towards Milovaig from Glendale follow the signs for Milovaig/Waterstein/Neist Point. At Carter's Rest take the road up hill signposted for Neist Point. Turn right at the bus stop and continue straight ahead. Follow the road past the white byre with a rusted tin roof and Pooltiel View is on the left immediately after Kathy's Cottage.

Location:

Lower Milovaig is a loop road located within the growing community of Glendale situated on the west coast of the island. The village of Glendale has its own village shop and post office and Community Centre. Dunvegan the nearest main village is some 9 miles away and enhanced facilities are available in Portree, the Islands capital, some 30 miles east. Secondary schooling is available in Portree and a school bus service operates.



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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.