



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



Sea Breeze, 2 Glasphein, Staffin, Isle of Skye, IV51 9JZ.

Offers Over £280,000

Detached Bungalow

Electric Central Heating & Double Glazing

Stunning Views

Three Bedrooms (1 en-suite)

Generous Garden Grounds

Ideal Family Home

Description:

Seabreeze, 2 Glasphein is a spacious, modern, detached three-bedroom bungalow occupying an elevated position boasting stunning sea and mountain views over Staffin Island and Bay and towards the Trotternish Ridge.

Seabreeze is a bright and spacious detached three-bedroom bungalow set in an elevated position affording breath-taking views over Staffin Bay towards the mainland and the Torridon mountains. Sitting in generous garden grounds the property offers family accommodation with bright, well-proportioned rooms and ample built-in storage space.

The accommodation within comprises of entrance porch, hallway, kitchen, lounge, dining room, three double bedrooms (one en suite), shower bathroom and a large utility room. The property further benefits double glazing throughout, and electric storage heating. The utility room and master bedroom offer the potential to be annexed from the main house and provide a self-contained living area.

Externally, the property is set within neatly kept garden grounds, which are mainly laid to lawn with shrubs, trees and bushes, and is positioned to make the most of the stunning views over Staffin Bay and towards the Trotternish Ridge. There is a large detached garage / workshop to one side of the property with electricity connected. A part shared driveway leads to the property where parking is available for several vehicles.

Seabreeze provides a fantastic opportunity to purchase a family home in a stunning location and must be viewed to appreciate the accommodation on offer.



Room sizes

Ground Floor:

Entrance Porch

1.10m x 1.60m (3'07" x 5'03").

Hallway

4.72m x 3.61m (15'05" x 11'09" at max.)

Kitchen

4.13m x 2.40m (13'06" x 7'10").

Lounge

4.12m x 3.52m (13'06" x 11'06").

Dining Room

3.19m x 2.62m (10'05" x 8'07").

Utility Room

4.36m x 4.50m (14'03" x 14'09").

Shower Room

2.30m x 1.90m (7'06" x 6'02").

Master Bedroom

4.18m x 3.67m (13'08" x 12'00").

En Suite

1.33m x 2.80m (4'04" x 9'02").

Bedroom Two

2.99m x 3.29m (9'09" x 10'09").

Bedroom Three

2.84m x 2.61m (9'03" x 8'06").





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Services:

Mains water and electricity. Drainage to a septic tank.
Electric central heating.

Council Tax: Band E

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

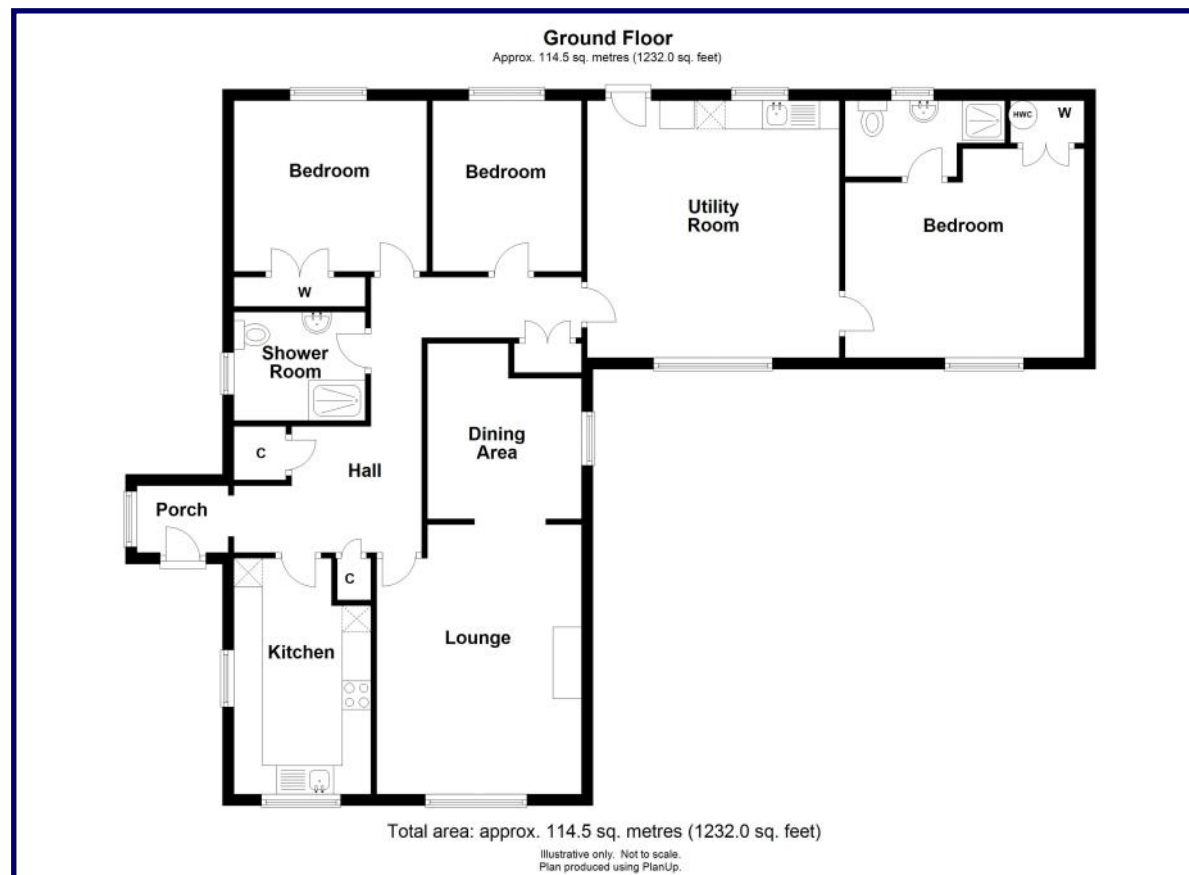
By mutual agreement.

Directions:

Follow the A855 from Portree to Staffin, continuing through the village onwards towards Glasphein. As you enter Glasphein Sea Breeze is on the left, above the road, immediately beyond the township sign.

Location:

The picturesque township of Glasphein is situated close to Staffin on the Trotternish Peninsula of Skye and some 15 miles north of Portree the Island's capital. Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.



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.

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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
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