



# 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



## Waterfall Cottage, 1 Holmisdale, Glendale, Isle of Skye, IV55 8WS.

**Offers Over £240,000**

Detached Cottage

Storage Heating & UPVC Double Glazing

Stone Byre

Two Bedrooms

1.93 acre Small Holding

Widespread Views



## Description:

Waterfall Cottage is a delightful two bedroom detached cottage located in the rural township of Holmisdale. The cottage occupies an elevated position within a 1.93 acre small holding boasting widespread views over the surrounding area.

Waterfall Cottage is a two-bedroom detached property set within a small holding extending to 1.93 acres or thereby . The property has been well maintained by the current owners and is currently operating as a holiday let.

The accommodation within comprises of: entrance hallway, lounge, kitchen and bathroom on the ground floor. The first floor hosts a landing and two bedrooms. The property further benefits from UPVC double glazing, storage heating and an open fire in the lounge.

Externally the property sits within fully enclosed garden grounds. The garden hosts a stone byre which offers the potential to be converted subject to all the necessary consents. Surrounding the immediate garden grounds is a small holding extending to approximately 1.93 acres or thereby. The property is accessed via a private drive which leads to private parking to the side of the property.

Waterfall Cottage presents a fantastic opportunity to purchase a delightful home and small holding in a peaceful setting and must be viewed to fully appreciate the package on offer.





## Room sizes

### Ground Floor:

**Entrance Hall:** 2.49m x 3.85m (8'01" x 12'07") at max.

**Lounge:** 3.75m x 3.52m (12'03" x 11'06").

**Kitchen:** 3.75m x 2.40m (12'03" x 7'10").

**Bathroom:** 2.56m x 1.46m (8'04" x 4'09").

### First Floor:

**Landing:** 2.48m x 1.81m (8'01" x 5'11") at max.

**Bedroom One:** 3.60m x 3.43m (11'09" x 11'03") at max.

**Bedroom Two:** 3.59m x 3.25m (11'09" x 10'08") at max.





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## Services:

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

**Council Tax:** TBC

## EPC Rating:

Band G

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

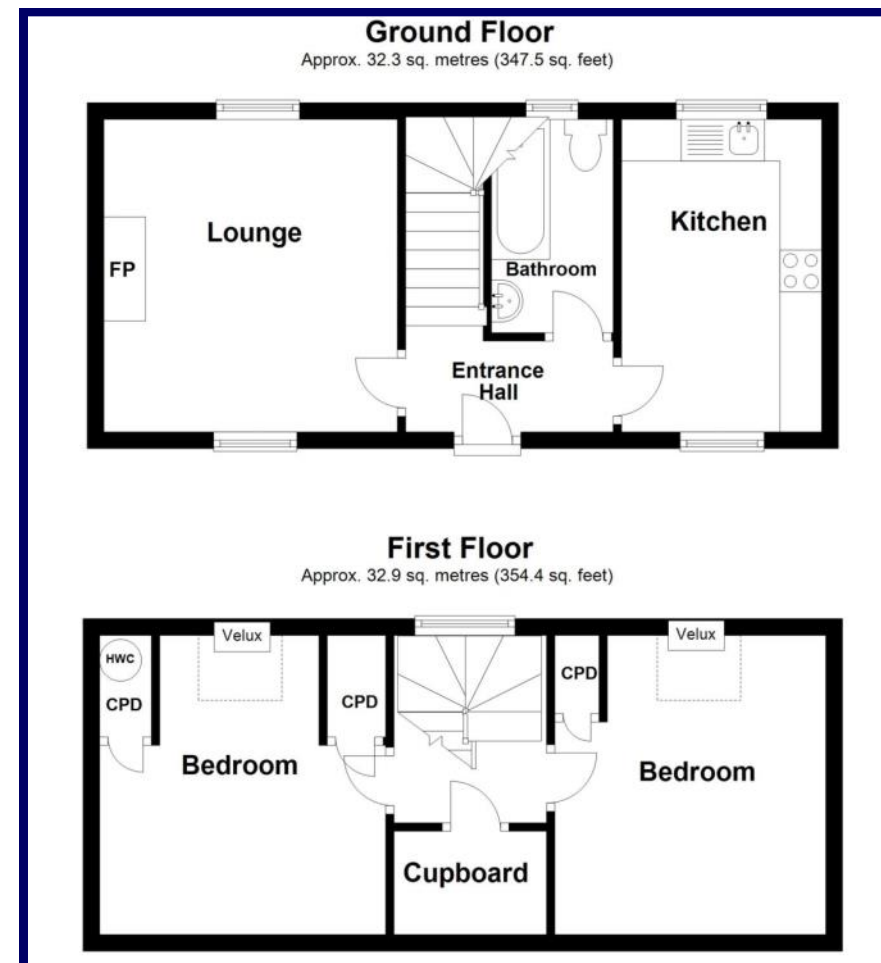
By mutual agreement.

## Directions:

From Dunvegan follow the road signposted to Glendale. As you enter Glendale, go past the village hall. Take the left hand turn into Holmisdale, passing the Post Office and shop. Waterfall Cottage will be clearly signposted on your right hand side.

## Location:

Holmisdale is a thriving community situated in the popular Glendale area that has its own village shop and post office and a recently completed Community Centre. Dunvegan the nearest main village is some 9 miles away and enhanced facilities are available from Portree the Islands capital town some 30 miles east. Secondary schooling is available in Portree and a school bus service operates.



## 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

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.