



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



9 Hallin Park, Waternish Isle of Skye

Detached Extended Bungalow

3 Double Bedrooms

Spectacular Sea Views

UPVC DG & Oil Central Heating

Large Garden Grounds

Excellent Family Home

Offers Over £210,000

9 Hallin Park is a detached, extended three bedroom bungalow in the quiet Hallin area of the Waternish peninsula. Set within extensive garden grounds the property boasts stunning views over Loch Bay towards the Outer Isles.

9 Hallin Park is a generously proportioned detached three double bedroom property in a peaceful location affording beautiful views over Loch Bay towards the Outer Isles. The spacious property is ideally suited to be a family home and is sited down a short driveway from the main township road.

The accommodation within comprises of; entrance porch, hall, kitchen diner, dining room, sun porch, lounge, bathroom and three double bedrooms, one of which has an en suite W.C. The property further benefits from uPVC double glazing and an oil fired Rayburn providing heating and hot water.

Accessed down a neat driveway walled by well established hedges and bushes either side the garden grounds to the front houses a large poly tunnel, 2 sheds, one with electricity and ample parking to the front of the property. The rear garden features a large lawn bordered by mature shrubs, flowers and trees and a seating area at the bottom is the perfect place to enjoy the spectacular sea views. The garden grounds extend to approximately 0.5 acres or thereby (to be confirmed by title deeds). Adjacent to the sun porch is another small, gravelled seating area.

Although in need of modernisation the property will make a lovely family home and really must to be viewed to fully appreciate the offering.



Room sizes

Entrance Porch: 8'04" x 7'02" (2.55m x 2.20m)

Hallway: 23'02" x 4'09" (7.07m x 1.45m) at max.

Lounge / Snug: 13' 00" x 9'05" (3.98m x 2.89m)

Kitchen / Dining Area: 17'11" x 9'04" (5.53 x 2.88)

Dining Room: 18'01" x 9'05" (5.53m x 2.88m)

Sun Porch: 8'00" x 7'09" (2.45m x 2.37m)

Bathroom: 8' 11" x 8' 06" (2.74m x 2.60m)

Bedroom One: 14' 10" x 9' 04" (4.54m x 2.85m)

Bedroom 2 : 12'09" x 12'04" (3.88m x 3.77m) at max

En-suite W.C.: 4'09" x 2'11" (1.46m x 0.91m)

Master Bedroom: 14'09" x 13'02" (4.50m x 4.01m)





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Council Tax:

Band D

EPC Rating:

Band E

Entry:

By mutual agreement.

Services:

Mains Water & Electricity. Oil Central Heating.
Drainage by way of Septic tank

Viewings:

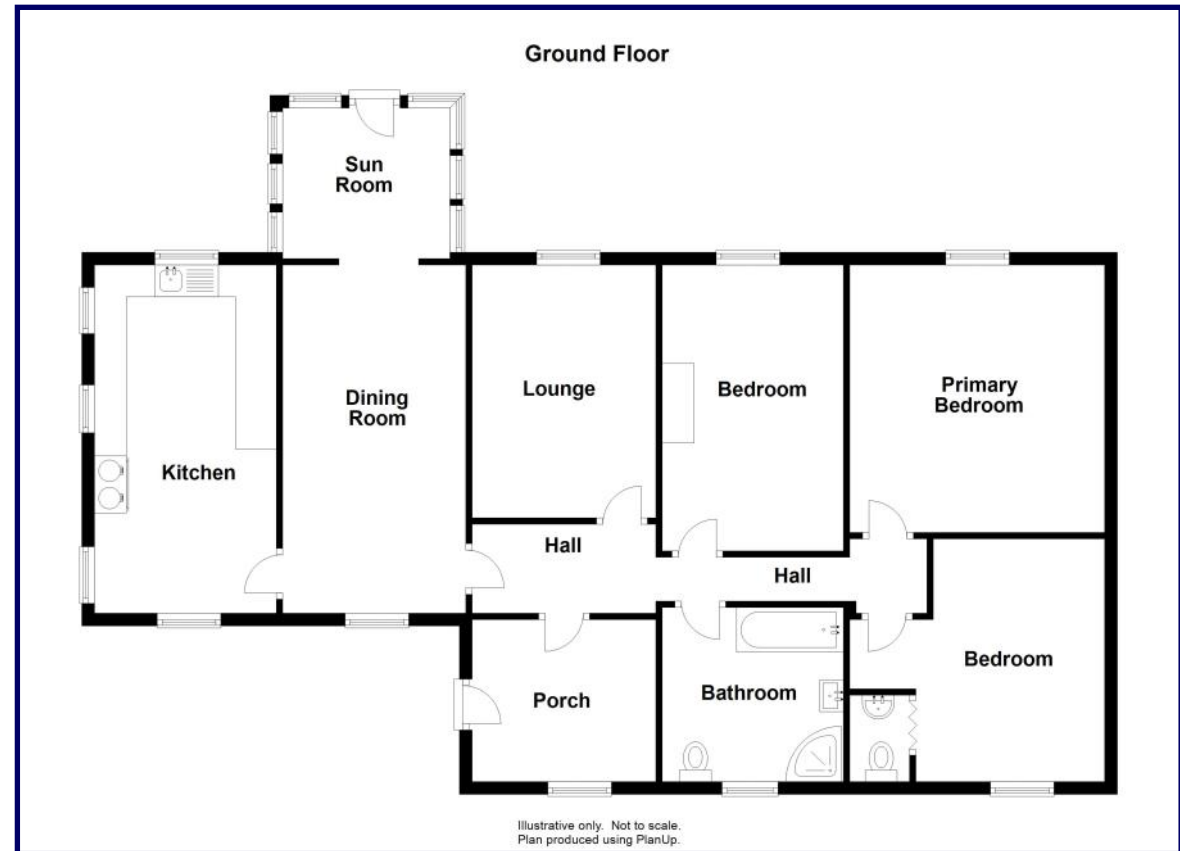
Strictly by appointment through The Isle of Skye Estate Agency.

Home Report:

Please contact The Isle of Skye Estate Agency.

Directions:

From Portree take the A87 towards Dunvegan, continue on this road until you reach the turn off on your right hand side for Waternish. Follow the B886 Waternish road and you will come to the township of Lochbay. Continue along this route towards Dunhallin and Hallin, continue until you come to the church on your right hand side which has a phone box. The property is located down the track on the right opposite numbered 9.



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
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Kyle Office: Main Street
Kyle of Lochalsh
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IV40 8AB