



10 Linicro, Portree, Isle of Skye. IV51 9YN
Offers Over £375,000

ISLE OF SKYE
ESTATE AGENCY

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10 Linicro presents an exciting opportunity to purchase an immaculately presented four bedroom bungalow complete with an adjoining two bedroom annexe in the peaceful township of Linicro boasting expansive views over the surrounding croft land towards the Minch and the Outer Isles.

- Detached Property
- Off Road Parking
- Rural Location
- Family Home
- Oil Central Heating
- Two Bedroom Annex
- Detached Double Garage

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

10 Linicro presents an exciting opportunity to purchase an immaculately presented four bedroom bungalow complete with an adjoining two bedroom annexe in the peaceful township of Linicro boasting expansive views over the surrounding croft land towards the Minch and the Outer Isles.

10 Linicro is a bright and spacious detached four-bedroom bungalow set in an elevated position affording widespread views over the surrounding croft land towards the Minch and the Outer Isles. Adjoining the main house is a two-bedroom annexe. The property is conveniently located approximately 3 miles from Uig and all the amenities the village has to offer. The property is presented in walk-in condition offering spacious, modern family living decorated in neutral tones throughout.

The spacious accommodation within comprises of: entrance hall, lounge, kitchen/diner, utility room, rear hall, bathroom and four bedrooms. The attached annexe hosts an entrance hall, kitchen, lounge, shower room and two double bedrooms. The property further benefits from UPVC double glazing throughout, oil fired central heating in both the main house and annexe.

Externally, the property is set within fully enclosed garden grounds extending to approximately 0.72 acres or thereby (to be confirmed by title deed) which are mainly laid to neat areas of lawn and mature shrubs and trees. The property is accessed via a tarred driveway with ample parking available to the side of the property. A separate entrance is provided for the annexe. In addition is a large , detached garage with electricity connected.

10 Linicro presents a wonderful opportunity to purchase a wonderful home and business opportunity in a stunning setting and must be viewed to truly appreciate the package on offer.

Furniture may be available by separate negotiation.



Entrance Hall (17' 1.51" x 21' 6.27" Max) or (5.22m x 6.56m Max)

Five steps lead to a half glazed uPVC door giving access to the bright entrance hall. A large window to the front elevation provides stunning views over the surrounding croft land. Engineered oak flooring. Painted in neutral tones. Two storage cupboards. Loft hatch. Access to all main living rooms.

Lounge (17' 3.48" x 14' 4.83") or (5.27m x 4.39m)

Bright and spacious lounge with picture window to front elevation boasting views over croft land towards the Minch and Outer Isles. Accessed from the hall via a 2 pane oak door. Engineered oak flooring. Painted in neutral tones.

Kitchen/Diner (23' 5.89" x 12' 9.54") or (7.16m x 3.90m)

Fitted kitchen with a large range of wall and base units with contrasting worktop. Stainless steel sink and drainer with mixer tap. Integrated washing machine, fridge and electric double oven & hob with extractor hood over. Integrated microwave. Windows to the rear and side elevations with views to garden. Access to rear hall. Tiled flooring. Painted feature wall. Painted in neutral tones. Tiled at splash back. Ample space for a dining table.

Rear Lobby (4' 10.27" x 2' 11.04") or (1.48m x 0.89m)

Double glazed uPVC door to rear giving access to driveway and garden. Tiled flooring. Painted in a neutral tone.

Utility Room (4' 9.87" x 4' 6.33") or (1.47m x 1.38m)

Accessed from rear hall. Tiled floor. Painted in a neutral tone. Oil Boiler under worktop. Small window to side. Consumer unit.

Bedroom 1 (10' 0.08" x 8' 6.76") or (3.05m x 2.61m)

Double bedroom with window to rear elevation affording view to garden. Built in wardrobe. Laminate flooring. Wallpapered.

Bedroom 2 (9' 8.14" x 11' 8.16") or (2.95m x 3.56m)

Double bedroom with window to rear elevation affording view to garden. Built in wardrobe. Laminate flooring. in neutral tones.

Bedroom 3 (9' 3.02" x 13' 6.6") or (2.82m x 4.13m)

Double bedroom with window to front elevation boasting views over the surrounding land towards the sea. Built in wardrobe. Laminate flooring. Painted in neutral tones.

Bedroom 4 (9' 3.42" x 9' 3.81") or (2.83m x 2.84m)

Bathroom (8' 1.64" x 6' 2.8") or (2.48m x 1.90m)

Family bathroom comprising bath, W.C., vanity wash hand basin and separate shower cubicle with mains shower. Tiled walls and floor. Chrome heated towel rail. Frosted window to rear elevation.

Hallway (15' 3.46" x 5' 2.99") or (4.66m x 1.60m)

A frosted UPVC external door leads into a welcoming, wide hallway. Access is provided to all of the rooms. Loft hatch gives access to a floored attic. Storage cupboard. Laminate flooring. Painted.

Kitchen (9' 10.5" x 9' 6.57") or (3.01m x 2.91m)

Fitted kitchen with a good range of floor and wall units with contrasting worktops. Windows to front and side giving views over surrounding land towards the Minch. Space for white goods. Stainless steel sink and drainer.

Lounge (9' 10.9" x 14' 3.65") or (3.02m x 4.36m)

Bright lounge with window to front elevation boasting views over the surrounding land towards the sea. Laminate flooring. Painted in neutral tones. Feature fireplace with inset electric fire.

Bedroom 5 (11' 10.91" x 11' 10.91") or (3.63m x 3.63m)

Double bedroom with window to rear giving view to garden. Built in wardrobe. Carpeted. Painted in neutral tones.

Bedroom 6 (11' 10.52" x 11' 11.31") or (3.62m x 3.64m)

Double bedroom with window to rear giving view to garden. Built in double wardrobe. Carpeted. Painted in neutral tones.

Shower Room (8' 6.76" x 5' 4.96") or (2.61m x 1.65m)

Good size shower room comprising W.C., wash hand basin and shower cubicle with Mira Jump electric shower. Tiled at shower. Vinyl flooring. Painted. Electric, wall mounted fan heater. Extractor.

Detached Garage (20' 7.64" x 20' 8.82") or (6.29m x 6.32m)

To the side of the property is a substantial detached double garage with up and over doors to the front and a pedestrian door to the side.. Concrete floor. Electricity connected.

Garden

10 Linicro sits within generous fully enclosed garden grounds extending to approximately 0.72 acres or thereby (to be confirmed by title deed). The wraparound garden grounds are mainly laid to lawn with an established hedge



Ground Floor

Approx. 178.0 sq. metres (1915.6 sq. feet)



Total area: approx. 178.0 sq. metres (1915.6 sq. feet)

Illustrative only. Not to scale.
Plan produced using PlanItUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		90	(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D	57		(55-68) D		
(39-54) E			(39-54) E	49	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.