



Pooltiel View, 9 Lower Milovaig, Glendale, Isle of Skye, IV55 8WR
Offers Over £375,000

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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.

- Superior Detached House
- Four Bedrooms (3 en-suite)
- Private Gardens & Off Street Parking
- Oil Fired Central Heating
- Walk-In Condition
- Stunning Sea Views

Services

Mains Electric, Mains Water, Drainage by way of septic tank. Oil Fired Central Heating.

Tenure

Freehold

Council tax

Band Not Specified

Property Description

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.



Entrance Hall (7' 2.22" x 14' 4.44") or (2.19m x 4.38m)

Accessed from outside via a half frosted uPVC door. Coir matting on entry. Laminate flooring. Painted in a neutral tone. The bright, welcoming hall provides access to the kitchen/diner, bedroom and bathroom. Stairs lead to the first floor. Two Velux skylights to front elevation. Large under stair storage cupboard with consumer unit.

Kitchen/Diner (22' 6.08" x 21' 1.54") or (6.86m x 6.44m)

The large, bright, modern kitchen / diner is fitted with a good range of wall and floor units with a contrasting worktop. Integrated double oven and hob with extractor hood over. Integrated dishwasher and fridge freezer. Free standing washing machine and tumble dryer. One and a half bowl stainless steel sink and drainer with mixer tap. Laminate flooring. Painted in a neutral tone. Access to lounge and bedroom two. Door to garden. Dual aspect with windows to front and rear. Space for large dining table.

Lounge (13' 6.2" x 14' 5.23") or (4.12m x 4.40m)

Spacious lounge accessed from dining area via glazed French doors. Bright, dual aspect room with windows to front and side elevation affording view towards Loch Pooltiel. Velux skylight. 5kw multi-fuel stove with slate hearth. Carpeted. Painted in neutral tones.

Bathroom (9' 4.6" x 6' 0.05") or (2.86m x 1.83m)

Family bathroom comprising W.C., wash hand basin and bath. Tile-effect laminate flooring. Respatex wet wall at bath and basin. Painted. Frosted window to rear. Heated towel rail. Extractor fan.

Bedroom 1 (17' 0.33" x 9' 5.78") or (5.19m x 2.89m)

Large double bedroom with window to the front elevation with views towards Loch Pooltiel. Painted in neutral tones. Carpeted. Storage cupboard housing hot water cylinder.

Bedroom 2 (8' 7.15" x 14' 4.05") or (2.62m x 4.37m)

Spacious king size bedroom with window to the rear and side elevations. Carpeted. Painted in neutral tones. Access to en-suite shower room.

En Suite (4' 10.27" x 8' 0.06") or (1.48m x 2.44m)

Modern en-suite shower room comprising W.C., wash hand basin and shower enclosure with mains shower. Respatex wet wall to shower enclosure. Extractor fan. Tile-effect laminate flooring. Velux window. Painted in neutral tones. Heated towel rail.

Bedroom 3 (17' 0.72" x 10' 8.74") or (5.20m x 3.27m)

Generously sized, dual aspect, king size bedroom with windows to front and side elevations affording views towards Loch Pooltiel and beyond. Carpeted. Painted in neutral tones. Access to en-suite shower room.

En Suite (6' 5.56" x 5' 10.47") or (1.97m x 1.79m)

En-suite shower room comprising W.C., wash hand basin and shower enclosure with electric shower. Respatex wet wall to shower enclosure. Heated towel rail. Extractor fan. Tile-effect laminate flooring. Painted in neutral tones. Velux window to side elevation.

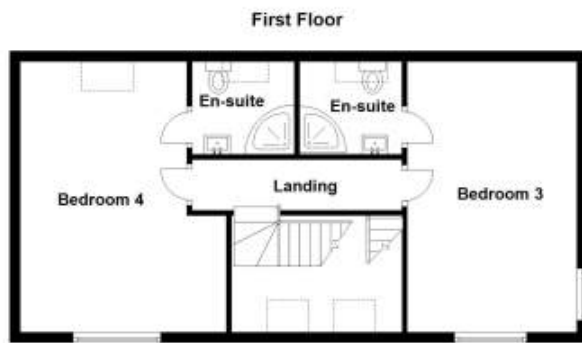
Bedroom 4 (13' 0.3" x 17' 1.12") or (3.97m x 5.21m)

Large, king-size bedroom with windows to front elevation boasting views towards Loch Pooltiel and Velux to rear. Carpeted. Painted in neutral tones. Access to en-suite shower room.

En Suite (6' 5.56" x 5' 10.47") or (1.97m x 1.79m)

En-suite shower room comprising W.C., wash hand basin and shower enclosure with electric shower. Respatex wet wall to shower enclosure. Heated towel rail. Extractor fan. Tile-effect laminate flooring. Painted in neutral tones. Velux window to front.





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



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		96	(92+) A		92
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C	70	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(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.