



35a Idrigill, Uig, ISLE OF SKYE, IV51 9XU

Offers Over £395,000

REF: 60444





description

This impressive, four-bedroom villa is situated in the charming village of Uig on the Isle of Skye and enjoys spectacular uninterrupted views towards Uig bay and the harbour. The spacious property was constructed by the current owner and is finished to a high standard with Oak finishings throughout and Oak flooring to most of the ground floor. The property benefits from oil fired central heating complemented by an open fire in the lounge, direct access to the shore line and the property has been designed to take full advantage of the stunning views on offer. With ample storage and very well proportioned rooms, the property represents a comfortable family home for those looking for a quiet village lifestyle with nearby town facilities as the island capital, Portree is only a 30 minute commute away. There is approx. 1.69 acres of owner occupied croft land and various outbuildings available by separate negotiation.

Viewing is highly recommended to fully appreciate this versatile property and enviable location on offer.

The accommodation consists of: an entrance vestibule; hallway with under stair storage; double aspect lounge with an open fire providing a welcoming focal point, oak flooring and enjoying the stunning views on offer; a well appointed kitchen with a good selection of base and wall mounted units, complementary worktops and splashback, fridge/freezer and electric powered Rangemaster range along with double glass doors which open to the dining room which in turn enjoys the same view towards the harbour; utility room with washing machine, tumble dryer, sink unit and door opening to the side of the property; master bedroom with fitted storage and en-suite facilities which has a Jack & Jill door leading back to the hallway. On the upper floor are three further generous bedrooms, all with fitted storage and en-suite facilities.

The property sits within a good sized garden, mainly laid to grass with a selection of shrubs and bushes. A driveway leads to a parking/turning area. To the side of the property is a workshop and to the rear a further large garage/workshop, all providing ideal scope for further development given the necessary planning consents. A gate to the rear of the property gives access to the 1.69 acres of owner occupied croft land.

The village of Uig is situated on the North-West coast of the highly popular Isle of Skye with facilities in the village including a shop, Post Office, petrol station, hotel, bar and restaurant. Education is provided at Kilmuir Primary School (both Gaelic and English medium are available) or Portree High School with bus transportation provided daily. The village also has a ferry terminal offering a regular service to the Outer Isles. The town of Portree is approximately 16 miles away and offers an excellent range of facilities along with a thriving High Street providing a good range of retail outlets. The area is also a highly popular tourist destination with a wide range of outdoor activities and places of interest available on your doorstep.

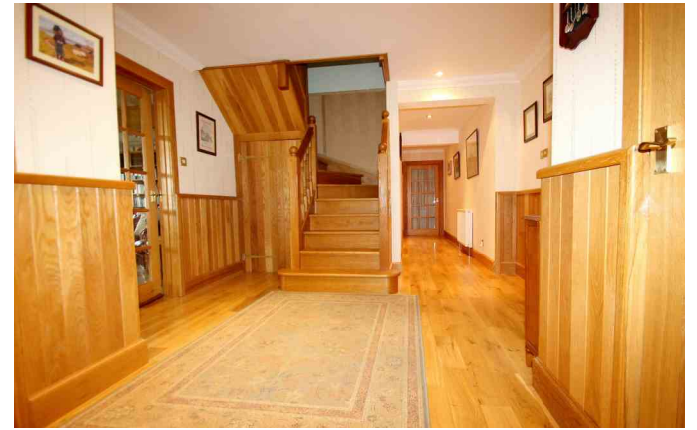
Inverness, the main business and commercial centre in the Highlands is approximately 125 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	1.97m x 1.53m (6'6 x 5'0)
Hall	9.43m x 2.03m (30'11 x 6'8)
Utility	3.18m x 2.09m (10'5 x 6'9)
Kitchen	4.69m x 4.62m (15'5 x 15'2)
Dining/Family	4.56m x 4.41m (15'0 x 14'6)
Lounge	7.24m x 4.41m (23'9 x 14'6)
Bedroom 1	4.34m x 3.77m (14'3 x 12'3)
En-suite	2.39m x 1.59m (7'9 x 5'3)
Bedroom 2	5.32m x 4.68m (17'5 x 15'3)

En-suite Bath	2.38m x 1.51m (7'9 x 4'11)
Bedroom 3	5.18m x 3.80m (17'0 x 12'6)
En-suite Shower	2.81m x 2.12m (9'3 x 6'11)
Bedroom 4	5.09m x 4.74m (16'8 x 15'6)
Shower Room	2.49m x 1.97m (8'2 x 6'6)
Workshop	6.31m x 5.24m (20'8 x 17'2)
Workshop/Garage	8.45m x 6.46m (27'9 x 21'2)
Store	9.44m x 3.90m (31'0 x 12'9)







General

All floor coverings, light fittings, lights, curtains, blinds, washing machine, tumble dryer, fridge freezer and range are included in the asking price. Some other items of furnishings may be available by separate negotiation. Please note, the home report value is for the dwelling alone.

Services

Mains water, electricity, septic tank & oil tank.

Council Tax

Council Tax Band F

EPC Rating

C

Post Code

IV51 9XU

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

EC/JD/KINN0265/3

Price

Offers Over £395,000

Directions

From Portree travel towards Uig, enter the village and pass the bus stop on your right, the property is further along on your right hand side with a driveway leading up to it.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

