7 Solitote, Duntulm, Portree, Isle of Skye, IV51 9UQ

Offers Over £210,000

ISLE OF SKYE
ESTATE AGENCY

7 Solitote, Duntulm, Portree, Isle of Skye, IV51 9UQ

7 Solitote is a delightful three bedroom former croft house located in the picturesque township of Duntulm on Skye's rugged north coast.

- Detached Former Croft House
- Three Bedrooms
- Oil Fired Central Heating
- Private Garden Grounds
- Rural Location
- Off Street Parking

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band C

Property Description

7 Solitote is an immaculately presented detached property set in the scenic township of Duntulm. Sitting in well maintained garden grounds the house is within easy commuting distance to both Staffin to the east and Uig in the west. The property has been well maintained by the current owners and is presented in walk-in condition.

The accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, kitchen, bedroom and bathroom on the ground floor Upstairs are two further bedrooms and a box room. The property further benefits from UPVC double glazing throughout, oil fired central heating and an open fire in the lounge.

Externally, the property is set within well maintained garden grounds which are mainly laid to lawn . The garden grounds are fully enclosed with off street parking available to the side of the property. The garden grounds also host a detached shed providing additional storage space.

7 Solitote provides the opportunity to purchase a wonderful home set in a peaceful location boasting widespread views and must be viewed to appreciate the setting.

Entrance Porch (4' 5.94" x 5' 7.32") or (1.37m x 1.71m)
Entrance porch accessed via a half glazed UPVC door to the side elevation. Window to the front elevation. Consumer unit. Painted in neutral tones. Laminate flooring. Half glazed door to hallway.

Hallway (9' 3.02" Max x 13' 2.27" Max) or (2.82m Max x 4.02m Max)
Hallway granting access to the lounge, bathroom and bedroom one with stairs leading to the first floor. Carpeted. Painted in neutral tones.

Lounge (13' 2.27" x 10' 5.98") or (4.02m x 3.20m)
Lounge with window to the front elevation. Working fireplace with tile surround and hearth. Painted in neutral tones. Carpeted. 15 pane glass door to kitchen and 6 pane glass door to hallway.

Kitchen (10' 8.74" x 7' 8.13") or (3.27m x 2.34m)
Kitchen fitted with a good range of wall and base units with worktop over. Stainless steel sink and drainer. Freestanding electric oven. Two windows to rear elevation. Half glazed UPVC door to side elevation providing access to the rear garden. Oil boiler housing. Tile splashback. Laminate floor. Painted in neutral tones.

Bathroom (9' 4.2" x 6' 2.41") or (2.85m x 1.89m)
Family bathroom comprising W.C., wash hand basin, bath and shower cubicle with electric shower. Tiled walls at shower enclosure. Frosted window to rear elevation. Painted walls. Laminate flooring.

Bedroom 1 (9' 6.17" x 13' 2.27") or (2.90m x 4.02m)
Spacious double bedroom with window to the front elevation. Carpeted. Painted in neutral tones.

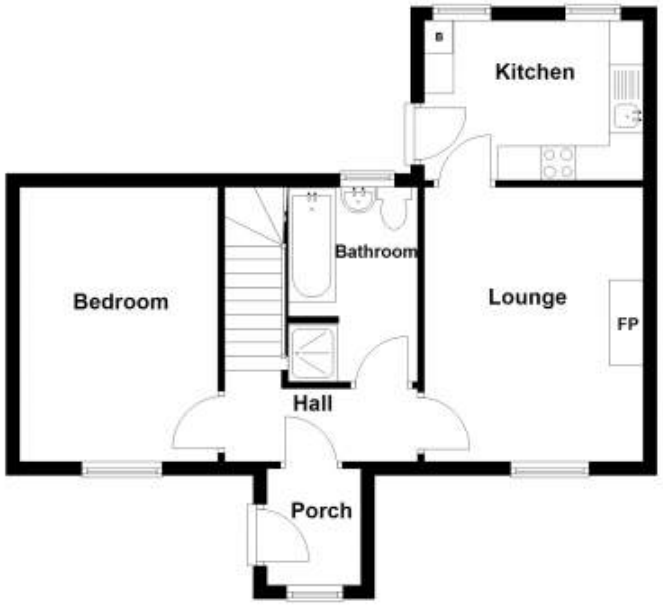
Landing (8' 4.39" Max x 7' 8.91" Max) or (2.55m Max x 2.36m Max)
Landing providing access to two bedrooms and box room. Velux window to rear elevation. Built-in storage cupboard housing the hot water tank. Loft access hatch. Carpeted. Painted in neutral tones.

Bedroom 2 (11' 4.22" x 12' 8.76") or (3.46m x 3.88m)
Good sized double bedroom with window to the front elevation. Carpeted. Painted walls. Coombed ceilings.

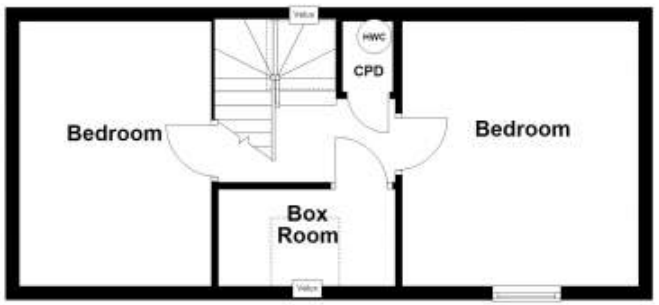
Bedroom 3 (9' 4.2" x 12' 10.72") or (2.85m x 3.93m)
Double bedroom with window to the front elevation. Carpeted. Painted walls. Coombed ceilings.

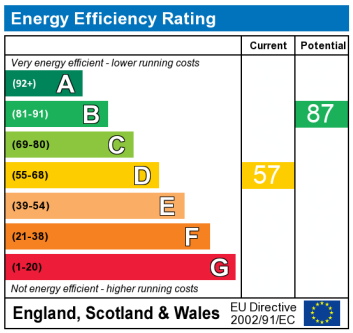
Box Room (8' 5.97" x 4' 10.27") or (2.59m x 1.48m)
Box room with Velux window to the front elevation. Carpeted. painted walls.

Ground Floor

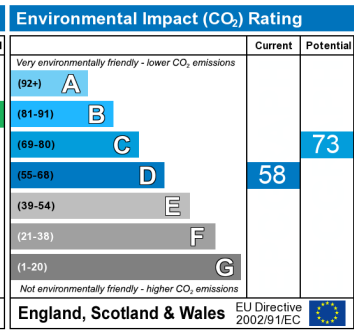


First Floor





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 (CO_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

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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.