



11 Upper Milovaig, Glendale, Isle of Skye, IV55 8WY  
Offers Over £280,000

ISLE OF SKYE  
ESTATE AGENCY



# 11 Upper Milovaig, Glendale, Isle of Skye, IV55 8WY

11 Upper Milovaig is a beautifully appointed detached property set in private garden grounds boasting stunning views over the surrounding countryside towards Loch Pooltiel and the Western Isles.

- Rural Location
- Stunning Views
- Private Garden
- Log Burner
- Off Road Parking
- Oil Central Heating
- Modern Decor

## Services

Mains Electric, Mains Water, Drainage to septic tank

## Tenure

Freehold

## Council tax

Band C

## Property Description

11 Upper Milovaig is a beautifully appointed detached property set in private garden grounds boasting stunning views over the surrounding countryside towards Loch Pooltiel and the Western Isles. The property has been well maintained by the current owners and is presented in walk in condition with tasteful, modern decor throughout.

The generous accommodation within is set over one floor consisting of an entrance hall, lounge, sitting room, kitchen/diner, utility, bathroom, shower room, two double bedrooms and office/bedroom 3. The property further benefits from UPVC double glazing, oil fired central heating, a woodburning stove in the lounge and sitting room. The kitchen was installed in 2019. The loft is partly floored and can be accessed from the main entrance hall. Built in the early 1960s, the property was extended approximately 13 years ago to provide an extra bedroom, lounge, shower room and utility room.

Externally the subjects are set within private garden grounds extending to 0.3 acres, or thereby, with gravel driveway and parking areas to the front and side. The rest of garden grounds are laid to grass and there is a small patio area to the rear offering a sheltered seating area. To the rear of the house are three small storage sheds for logs, lawnmowers, etc. A newly erected shed to the side of the property offers further storage space.

11 Upper Milovaig will make a beautiful family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.



**Entrance Hall (8' 4.79" x 6' 0.83" Max) or (2.56m x 1.85m Max)**

Entrance Hall providing access to the main lounge, bedroom 1, office/bedroom 3 and bathroom. UPVC door to front. Carpeted. Decorated in a neutral palette. Traditional V-lining to one wall. Loft hatch.

**Lounge (15' 1.1" x 13' 5.42" ) or (4.60m x 4.10m)**

Well proportioned lounge with picture window to front boasting views over the surrounding countryside towards Loch Pooltiel and the Western Isles. Inset log burner with brick surround, timber mantle and tiled hearth. Carpeted. Painted. V-lining to dado height. Access to kitchen.

**Bedroom 1 (12' 2.06" x 12' 8.76" ) or (3.71m x 3.88m)**

Spacious primary bedroom with large window to the front boasting stunning views towards Loch Pooltiel towards the Western Isles. Carpeted. Painted in a modern palette. Feature wall in traditional v-lining.

**Office (12' 1.67" x 9' 7.75" Max) or (3.70m x 2.94m Max)**

L-shaped office with window to side with view to garden. Carpeted. Wallpapered. V-lining to one wall. Loft hatch

**Bathroom (9' 8.14" x 6' 4.77" ) or (2.95m x 1.95m)**

Large family bathroom comprising corner bath, quadrant shower cubicle with electric shower, W.C., and pedestal wash hand basin. Frosted window to rear. Vinyl flooring. Tiled and painted walls. Extractor fan.

**Kitchen/Diner (15' 1.1" x 11' 3.83" ) or (4.60m x 3.45m)**

Modern kitchen, fitted in 2019, with a good range of wall and floor units with contrasting oak worktops and clear splashback. Integrated fridge and microwave. Freestanding dishwasher. Cuisinemaster Pro range style electric cooker. Ceramic sink and drainer. Pantry cupboard. Window to front with views towards Loch Pooltiel. Access to utility room and sitting room.

**Utility Room (12' 3.64" x 5' 8.9" ) or (3.75m x 1.75m)**

Utility room with ample space for white goods. Vinyl flooring. Painted. Coir matting at half-glazed UPVC door to garden. Window to rear. Access to shower room. Central heating boiler.

**Shower Room (7' 4.58" x 5' 8.9" ) or (2.25m x 1.75m)**

Jack & Jill shower room, accessed from utility room and bedroom two, comprises quadrant shower cubicle with electric shower, W.C. and vanity wash hand basin. Frosted window to side. Extractor fan. Laminate flooring. Tiled at walls and shower. Painted.

**Bedroom 2 (11' 10.52" x 9' 4.99" ) or (3.62m x 2.87m)**

Double bedroom with window to side. Carpeted. Painted. Access provided to shower room and sitting room.

**Sitting room (13' 0.69" x 11' 9.73" ) or (3.98m x 3.60m)**

Cosy sitting room with picture window to front giving beautiful views over the surrounding croft land towards Loch Pooltiel and the Western Isles. Wood burning stove with slate hearth and timber mantle. Laminate flooring. Painted.

**Garden**

11 Upper Milovaig sits in 0.3 acres, or thereby (to be confirmed by title deed) of private garden grounds. The property is accessed via a shared driveway and parking is available to the front and side. The rest of garden grounds are laid to grass and there is a small patio area to the rear offering a sheltered seating area. To the rear of the house are three small storage sheds for logs, lawnmowers, etc. A newly erected shed to the side of the property offers additional storage space.





This floor plan shows a 3-bedroom house with a central lounge area. The lounge features a wood burning stove and is connected to a kitchen/diner and a utility room. The house also includes a shower room, a bathroom, and an entrance hall. The layout is as follows:

- Shower Room:** Located at the top left, containing a shower, toilet, and sink.
- Utility:** Located at the top center, containing a washing machine and storage space.
- Bedroom:** Located at the top left, below the shower room.
- Kitchen/Diner:** Located in the center, containing a sink, stove, and refrigerator.
- Lounge:** Located in the center, containing a wood burning stove and a fireplace.
- Bathroom:** Located at the top right, containing a bathtub, toilet, and sink.
- Office / Bedroom:** Located at the top right, below the bathroom.
- Entrance Hall:** Located in the center, providing access to the lounge and bedrooms.
- Bedroom:** Located at the bottom left, below the lounge.
- Bedroom:** Located at the bottom right, below the office/bedroom.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92+)	51	82	Very environmentally friendly - lower CO <sub>2</sub> emissions (92+)	49	68
(81-91)					
(69-80)					
(55-68)					
(39-54)					
(21-38)					
(1-20)					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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.