







9 Linicro, By Portree, Isle of Skye, IV51 9YN

Offers Over £290,000

ISLE OF SKYE

ESTATE AGENCY

9 Linicro, By Portree, Isle of Skye, IV51 9YN

9 Linicro presents a rare opportunity to purchase an immaculately presented three-bedroom property with an adjoining one-bedroom annexe, situated in the peaceful township of Linicro boasting widespread views over the surrounding croft land towards the Minch and the Outer Isles.

- Detached House
- Four bedroom (4 en-suite)
- Spacious Family Home with letting oportunity
- Private Garden Grounds
- Oil Fired Central Heating
- Sea Views
- Walk-In Condition
- Detached Garage

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

9 Linicro is a bright and spacious detached three-bedroom home set within generous private garden grounds, enjoying far-reaching views over the surrounding croft land towards the Minch and the Outer Isles.
Adjoining the main house is a one-bedroom annexe offering excellent potential for guest accommodation, or multi-generational living.

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 accommodation within the main house comprises an open-plan living/kitchen/dining, utility room and en-suite double bedroom on the ground floor. The first floor offers a landing, shower room, and two double bedrooms one of which benefits from an en-suite shower room. The attached annexe is arranged over one level and comprises an entrance porch, vestibule, kitchen diner, lounge, shower room and double bedroom. The property further benefits from UPVC double glazing throughout, oil fired central heating and ample built-in storage.

Externally, the property is set within generous garden grounds extending to approximately 0.37 acres or thereby (to be confirmed by title deed) which are mainly laid to grass and complimented by a selection of mature shrubs, trees and bushes. The property is accessed via a tarred driveway with ample parking available to the front of the property. In addition is a detached garage.

9 Linicro presents a wonderful opportunity to purchase a wonderful family home with versatile income-generating potential in a stunning rural setting. Viewing is highly recommended to truly appreciate the package on offer.







Open Plan Living (24' 8" Max x 11' 8" Max) or (7.52m Max x 3.56m Max)
Bright open plan kitchen/living/dining. Two windows to front elevation. Half glazed UPVC door to front elevation. Small kitchenette with a limited range of base units with worktop over. Stainless steel sink and drainer. Freestanding electric oven and hob. Access to utility room, bedroom one and door to annex which is currently boarded over. Stairs leading to the upper floor. Under stairs storage cupboard. Painted in neutral tones. Vinyl flooring.

Utility Room (8' 6" Max x 7' 6" Max) or (2.59m Max x 2.28m Max)
Utility room with space for white goods. Fitted shelves. Painted in neutral tones. Vinyl flooring.

Bedroom 1 (11' 11" x 11' 10") or (3.64m x 3.60m)
Double bedroom with window to the rear elevation. Built-in wardrobe. Door to en-suite shower room. Carpeted. Painted in neutral tones.

En Suite (8' 6" Max x 6' 2" Max) or (2.58m Max x 1.89m Max)
En-suite shower room comprising W.C, wash hand basin and walk-in shower cubicle with mains shower.
Respatex wet wall at shower enclosure. Chrome heated towel rail. Window to rear elevation. Painted in neutral tones. Vinyl flooring.

Landing (28' 1" Max x 10' 3" Max) or (8.55m Max x 3.12m Max)
Spacious landing providing access to bedroom two and inner hall. Dual aspect with Velux window to the front elevation and window to side. Loft access hatch. Built-in storage in the eaves. Painted in neutral tones. Carpeted.

Bedroom 2 (11' 6" Max x 12' 2" Max) or (3.51m Max x 3.72m Max)
Generous double bedroom with window to rear elevation boasting sea views. Built-in storage in the eaves. Door to en-suite shower room. Painted in neutral tones. Carpeted.

En Suite (10' 2" Max x 4' 4" Max) or (3.09m Max x 1.33m Max)
En-suite shower room comprising W.C, wash hand basin and walk-in shower cubicle with electric shower. Respatex wet wall at shower enclosure. Chrome heated towel rail. Painted in neutral tones. Vinyl flooring.

Inner Hall (5' 1" Max x 7' 3" Max) or (1.55m Max x 2.22m Max)
Inner hall granting access to bedroom three and shower room. Carpeted. Painted in neutral tones.

Bedroom 3 (13' 3" Max x 12' 2" Max) or (4.03m Max x 3.72m Max)
Good size double bedroom with window to the rear elevation affording sea views. Built-in storage in the eaves, Carpeted. Painted in neutral tones.

Shower Room (13' 1" Max x 10' 0" Max) or (4.00m Max x 3.04m Max)
U-shaped shower room comprising W.C, wash hand basin and walk-in shower cubicle with mains shower. Respatex wet wall at shower enclosure. Chrome heated towel rail. Painted in neutral tones. Vinyl flooring. Loft access hatch. Access to hot water tank.

Annex

Annex Porch (7' 5" x 5' 6") or (2.25m x 1.67m)
Dual aspect porch accessed via timber external door to front elevation. Windows to side and rear elevations. Solid tile flooring. Painted in neutral tones. Half glazed UPVC door into vestibule. Loft access hatch.

Annex Vestibule (5' 5" x 3' 8") or (1.66m x 1.11m)
Vestibule with opening into kitchen diner. Consumer unit housing. Painted in neutral tones. Vinyl flooring.

Annex Kitchen Diner (15' 7" Max x 10' 9" Max) or (4.76m Max x 3.28m Max)
Kitchen diner fitted with a range of wall and base units with contrasting worktop over. Integrated electric oven and 4 ring hob. One and a half bowl stainless steel sink and drainer. Dual aspect with windows to the front and side elevations. Painted in neutral tones. Vinyl flooring. Opening through to hallway.

Annex Hall (8' 11" x 3' 1") or (2.72m x 0.94m)
Hallway providing access to lounge, kitchen diner, bedroom and shower room. Built-in storage cupboard concealing the boarded up access to the main house. Painted in neutral tones. Vinyl flooring.

Annex Lounge (16' 0" Max x 11' 9" Max) or (4.87m Max x 3.59m Max)
Dual aspect lounge with window to the side and rear elevations affording sea views. Open fireplace with wooden mantle and stone surround. Carpeted. Painted in neutral tones.

Annex Bedroom (8' 7" x 11' 9") or (2.61m x 3.58m)
Double bedroom with window to the rear elevation. Carpeted. Painted in neutral tones.

Annex Shower Room (8' 4" Max x 6' 4" Max) or (2.53m Max x 1.92m Max)
Shower room comprising W.C, wash hand basin and corner shower cubicle with mains shower. Respatex wet wall at shower enclosure. Frosted window to front elevation. Chrome heated towel rail. Vinyl flooring. Painted in neutral tones.

Garage (21' 8" x 13' 1") or (6.60m x 4.00m)
Detached single car garage with manual up & over door to front. Triple aspect with windows to rear and side elevations. Pedestrian door to side elevation. Concrete floor.



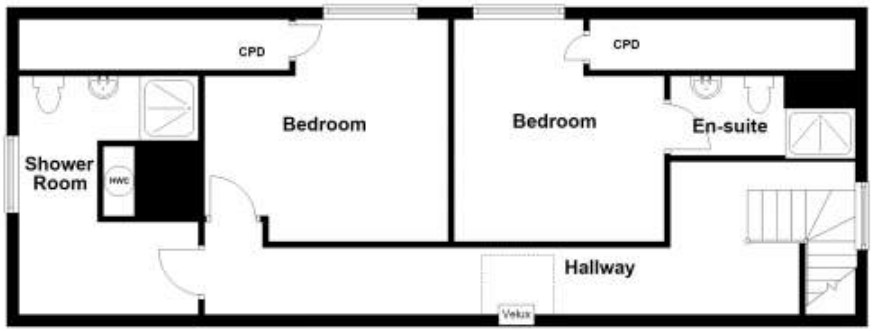




Ground Floor

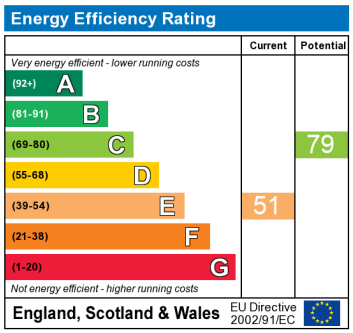


First Floor

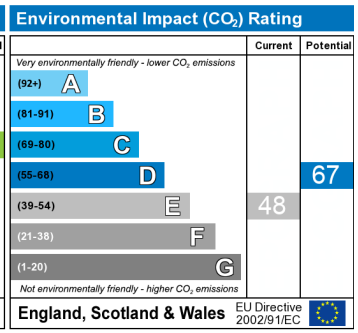








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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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.