



MILOVAIG

HEDGEFIELD ROAD, PORTREE



MILOVAIG, HEDGEFIELD ROAD, PORTREE

A beautifully presented house on the fringes of the town.

Skye Bridge 33 miles ■ Inverness 110 miles

- Two Reception Rooms. Four/Five Bedrooms.
- High quality fixtures and fittings throughout.
- Energy efficient and with solar panels.
- Garage with upper room and attached car port.
- Easily managed grounds.
- Delightful, elevated views over the town to Loch Portree.

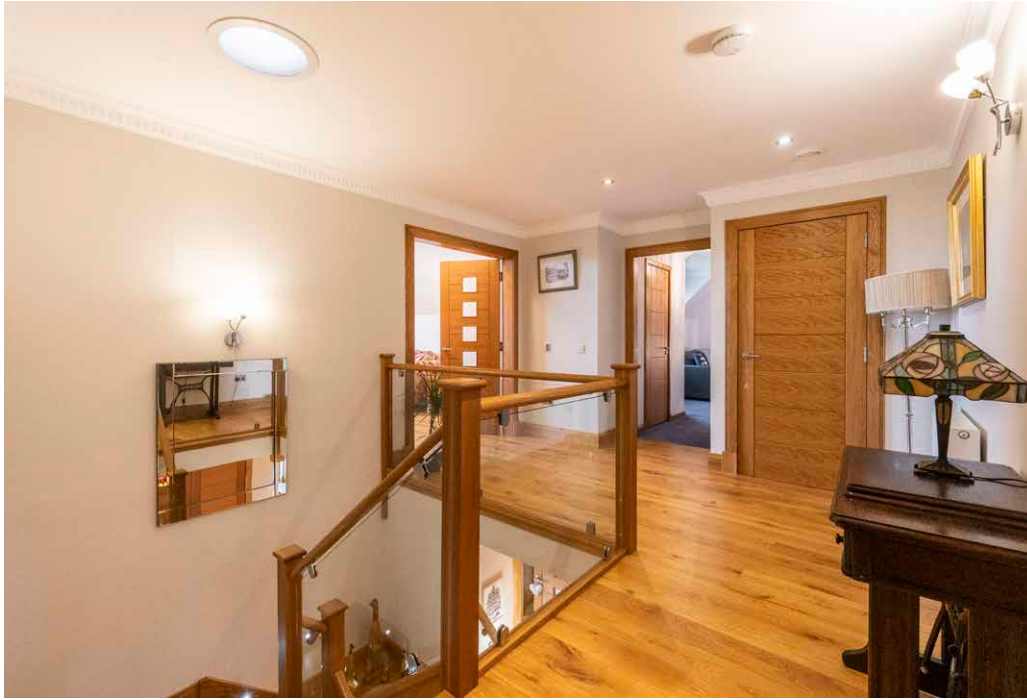
Offers over £590,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com







SITUATION

Milovaig lies on the edge of Portree on the Isle of Skye. The property is in a delightful setting, surrounded by common grazings and with beautiful, elevated views over the town to Loch Portree.

The Isle of Skye is probably the best known of the Inner Hebridean islands off the west coast of Scotland. Famous for its romantic, historical associations and magnificent landscape dominated by the Cuillin mountains, the island is very popular attracting many tourists throughout the year as well as those who seek to enjoy a peaceful lifestyle in unspoilt surroundings.

The area is an ideal base from which to enjoy the island with many outdoor leisure pursuits available locally including hill walking, climbing, canoeing, sailing, mountain biking, and fishing. The unspoilt countryside provides a habitat for native wildlife with regular sightings of red deer, seals, otters and birds of prey, including buzzards, golden eagles, and sea eagles.

Portree, the main town on the island, is set on a sheltered bay on Loch Portree. The town has an excellent range of shops and facilities, including a cinema, swimming pool, a daily bus service to Glasgow and Edinburgh, and schooling up to secondary level. In addition, the town is the main hub on the island, hosting the Highland Games, half marathon and agricultural show.



DESCRIPTION

Milovaig, which was completed in 2015, has generous and beautifully presented family accommodation. The sellers were influential in the design of the house, and this is seen in the well-proportioned rooms, high quality finishes, solid wood features and natural light which fills the interior. The property is highly energy efficient with excellent levels of insulation, solar panels to heat the water and extensive use of glass maximising solar gain.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Dining Room. Open plan Dining Kitchen with Family Area. Master Bedroom with Dressing Room and en suite Shower Room. Office/Bedroom 5. Bathroom. Utility Room. Generous Storage.

First Floor - Sitting Room with Balcony. Bedroom with en suite Shower Room. Linen Cupboard. Two further Bedrooms with Jack and Jill Shower Room.

GARDEN GROUNDS

The property is approached from the public road, double gates opening to a block paved driveway and parking area at the rear of the house.

The grounds comprise easily managed gardens around the house and grassy areas outwith the boundary fence.

OUTBUILDINGS

GARAGE

6.7 m x 4.3 m

With electric up and over door, side door to garden, power, light and door to:

WC

1.6 m x 0.9 m

With WC and wash hand basin.

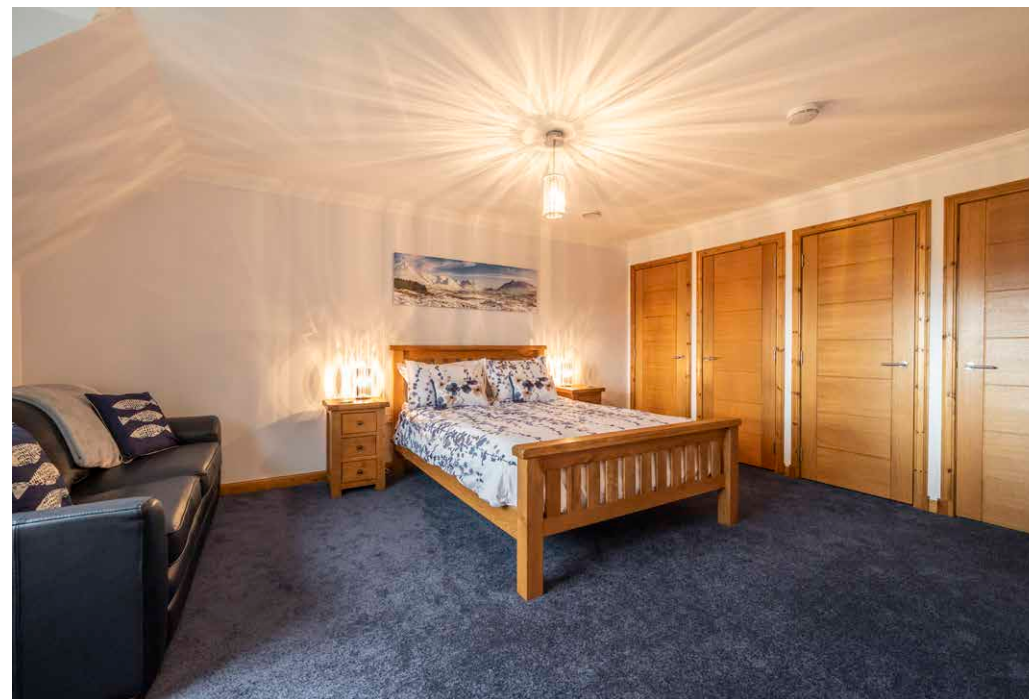
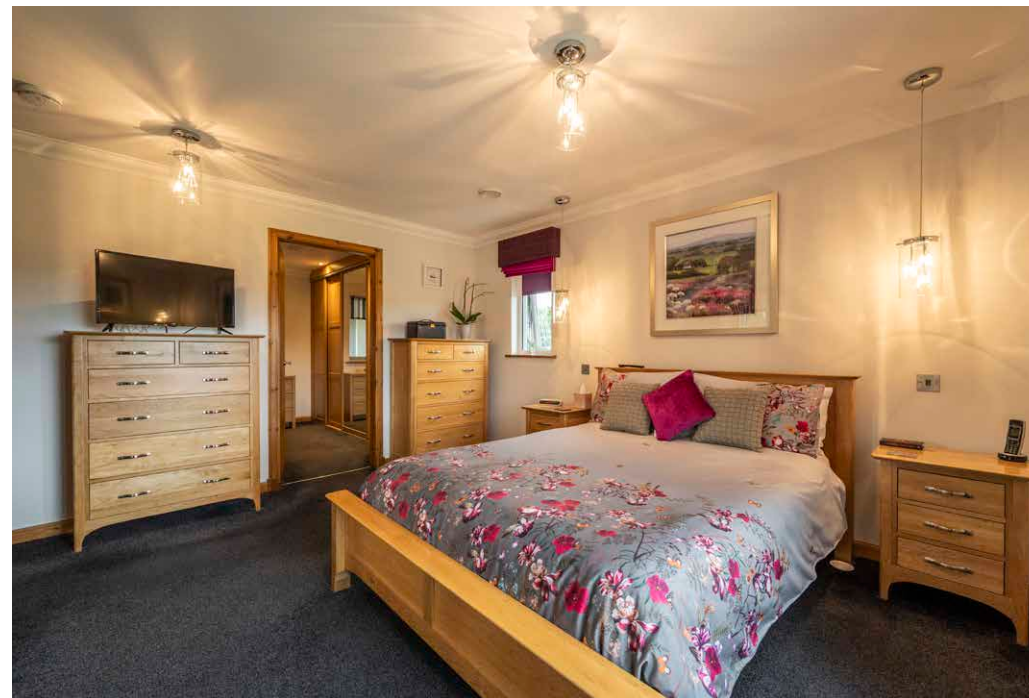
Returning to the garage, stairs lead to:

STOREROOM

8.5 m x 5 m

With power and light. The storeroom has potential for conversion, subject to the necessary consents.

There is a car port linking the house and the garage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	G	Available*	Available*	C	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - [\\https://w3w.co/spare.email.presuming](https://w3w.co/spare.email.presuming)

MOVEABLES

All fitted carpets, blinds and white goods are included in the sale, as is the Aga range cooker. Further items may be available by separate negotiation.

NOTES

The stained glass panels in the front door belong to the sellers and may not be included in the sale. If not, they will be replaced with plain glass by a glazier prior to completion.

There is a right of access over the land outwith the walled area in favour of the Skye and Lochalsh Community Care Forum.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV51 9GF

SOLICITORS

Ledingham Chalmers

ANTI MONEY LAUNDERING (AML) REGULATIONS

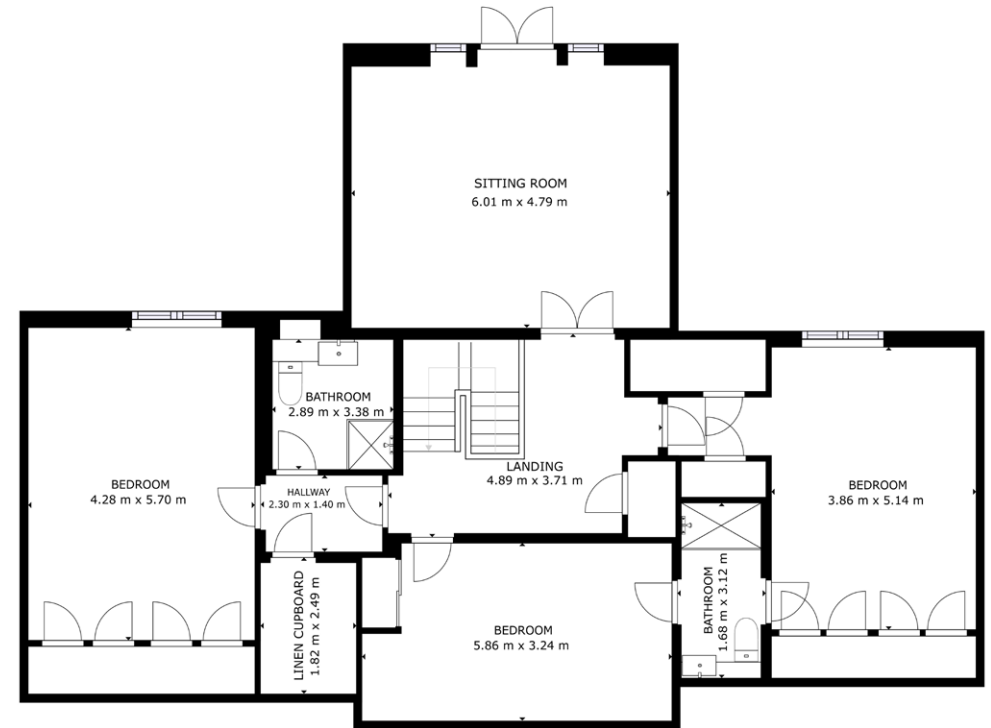
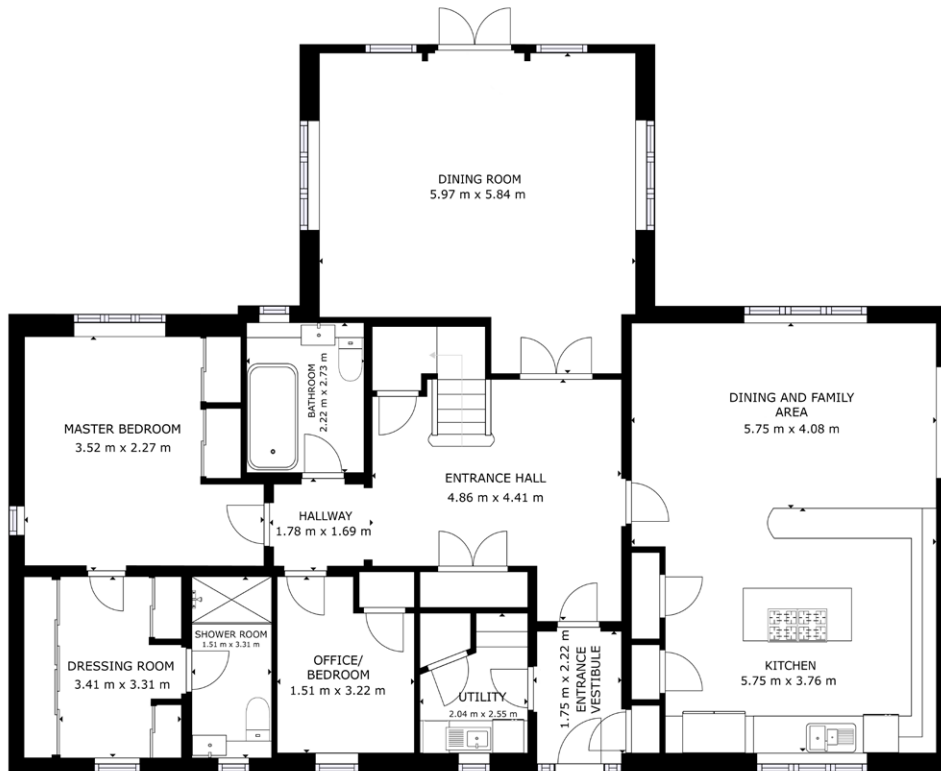
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





MILOVAIG, PORTTREE, ISLE OF SKYE IV51 9GF

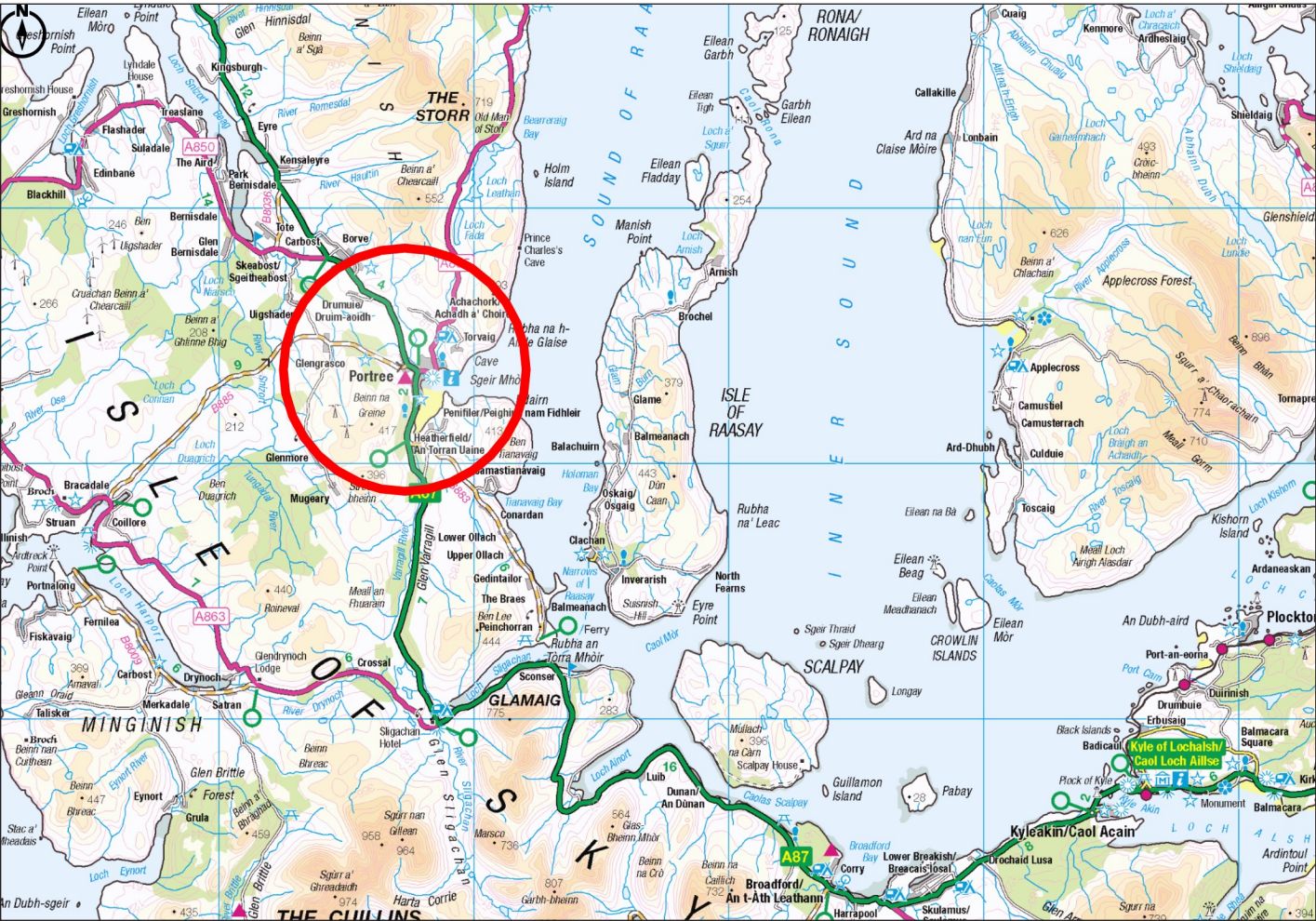


GROSS INTERNAL AREA
FLOOR 1: 163.48 m², FLOOR 2: 146.55 m²
TOTAL: 310.03 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024.





Galbraith



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