



**2 Francis Street, Dornie**

Offers Over **£160,000**





## 2 Francis Street

Dornie, Kyle

Charming 1-bed traditional stone cottage in Dornie with spacious garden grounds including Loch side garden, garage, and workshop. Beautiful water and mountain views. Ideal first home or cosy retreat.

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: F
- EPC Environmental Impact Rating: B

### KEY FEATURES:

- Charming traditional stone cottage, built around 1805
- Beautiful views across Loch Long
- Generous private garden grounds, including a Loch side garden
- Located in the picturesque village of Dornie
- Easy reach of local amenities and facilities



#### GENERAL DESCRIPTION:

Inbhireigh, 2 Francis Street is a charming traditional stone cottage in the picturesque village of Dornie, home to the iconic Eilean Donan Castle. The property is set within generous private garden grounds, including a Loch side garden, and enjoys beautiful views across Loch Long to the surrounding hills and mountains. Within easy reach of local amenities and facilities, Inbhireigh offers a peaceful shoreside setting combined with a convenient central location. The property would make an ideal first home for those working locally or remotely, or as a cosy highland retreat.

Call or email RE/MAX Skye today to arrange your viewing appointment.

#### PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Sitting Room, Dining Room, Kitchen  
Upper: Landing, Bedroom, Bathroom

#### EXTERNAL:

Garage  
Timber Workshop  
Garden Grounds

Please note: **The surveyor has put a £20,000 retention on this property for essential works. A timber and damp inspection and any necessary remedial repairs are recommended. Advice should be sought from SEPA with regards to installing a compliant drainage system.**

#### DETAILS:

HOME REPORT: Available from RE/MAX Skye  
SERVICES: Mains electricity, mains water, drainage to Loch.



#### **LOCATION:**

Dornie is a picturesque and quiet residential village on the banks of Loch Long and was historically a fishers' village. Located by the shores of Loch Long and enjoying views over the loch to the mountains beyond, Dornie is located adjacent to the main tourist route to the Isle of Skye and is home to the world-famous Eilean Donan Castle, a major tourist attraction that houses a visitor centre, coffee shop and gift shop. Dornie is well placed to explore the area's many interesting places including Glenelg with its ferry to the Iconic Isle of Skye, and is ideally placed for outside pursuits including walking, sailing, angling and mountain biking. The picturesque village of Plockton is just a short drive away and the nearby village of Kyle has an array of local services including shops, doctors' surgery, dentist, garage services, hotels and restaurants. Primary schooling is available in Auchtertyre and high schooling is available in Plockton to which a school bus runs daily.

#### **ACCOMMODATION:**

Inbhireigh, 2 Francis Street is a traditional stone cottage built around 1805. The cottage extends to approximately 72m<sup>2</sup>. The property benefits from predominantly uPVC double glazed windows and timber and uPVC exterior double-glazed doors. Heating to the property is by way of freestanding electric heaters, supplemented by a wood burning stove in the sitting room. Hot water is provided by a hot water cylinder located in the dining kitchen. There is no septic tank on the property. Waste water discharges into Loch Long.



## **GROUND FLOOR:**

### **ENTRANCE HALLWAY:**

7' 5" x 5' 10" (2.25m x 1.78m)

(Dimension including staircase, excluding entrance)  
uPVC exterior door with glazed panels to front elevation, ceiling hanging light, one step down from the tiled entrance to the hallway, understairs cupboard, v-lining on walls and ceiling, timber flooring, access to sitting room, dining room, stairs to upper floor.

### **SITTING ROOM:**

12' 8" x 11' 9" (3.86m x 3.59m)

Timber door, deep sill sash window to front elevation with water and mountain views, ceiling hanging light, freestanding Coalbrookdale stove on slate tile hearth, timber mantle over, ceiling-mounted pulley maid clothes airer over stove, v-lining on walls and ceiling, timber flooring.

### **DINING ROOM:**

12' 7" x 9' 6" (3.83m x 2.89m)

Timber door, deep sill sash window to front elevation with water and mountain views, ceiling hanging light, open fireplace on tiled hearth with timber mantle over, built-in wall cupboard, built-in cupboard for undercounter fridge with worktop over, v-lining on walls and ceiling, timber flooring, access to kitchen.

### **KITCHEN:**

6' 6" x 7' 10" (1.99m x 2.39m)

Open access, multi-pane half glazed timber exterior door to rear elevation with garden views, ceiling hanging light, range of base and wall units with laminate worktop over, wall shelves, 1.5 stainless steel sink with drainer, AEG ceramic hob, tiled splash back, integrated oven and grill, v-lining on walls and ceiling, painted floorboards, access to garden.



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## UPPER FLOOR:

### STAIRS AND LANDING:

13' 9" x 18' 10" (4.19m x 5.75m)

(Dimensions under dormers, including staircase)

Timber stairs with carpet runner rise to upper floor, dormer window to front elevation with water and mountain views, ceiling downlights, ample space for bedroom or seating/office area, timber flooring, access to bedroom, bathroom.

### BEDROOM 1:

13' 9" x 10' 10" (4.19m x 3.29m)

Timber door, dormer window to front elevation with water and mountain views, ceiling downlights, timber flooring.

### BATHROOM:

5' 7" x 7' 9" (1.70m x 2.37m)

Timber door, sash dormer window to rear elevation with garden views, built-in bath, WC, pedestal wash hand basin, space and plumbing for washing machine, extractor fan, timber flooring.





## EXTERNAL:

### GARAGE

Concrete block construction, metal sheet roof, half glazed timber garage doors at front elevation with single door at rear elevation.

### TIMBER WORKSHOP

Multi-pane half glazed door, metal sheet and polycarbonate roof providing natural light, boarded walls, floorboards.

### GARDEN GROUNDS:

2 Francis Street has spacious garden grounds both at the front and the rear of the property. The property also benefits from a charming Loch side garden on the opposite side of the road.



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## EXTERNAL (CONTINUED):

### Lochside Garden:

Accessed through metal gates, the Lochside garden is enclosed on three sides by dry stone walls with open access unto the shore. Steps leading down to the shore provide easy access to the water. The garden is mainly laid to grass with mature trees on the lawn and mature bushes on the boundaries, providing a great sense of privacy. A garden bench has been fashioned at the side of the garden providing space for ample enjoyment of the garden and natural surroundings.



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## EXTERNAL (CONTINUED):

### Front Garden:

Access to the front garden of the house and front door of the property is through a pedestrian gate hung from stone gate posts. A cobblestone path leads up to the front door with mature Buxus plants on either side of the entrance. Vehicular access to the garden and garage is through double metal gates on the other side of the garden. The front garden is mainly laid to grass with planted floral beds and bushes. The back garden can be accessed through a narrow pathway on the side of the garage or through the back door of the property located in the kitchen.



## EXTERNAL (CONTINUED):

### Rear Garden:

At the rear of the house, a timber summer house / workshop provides a garden work area. The roof of the summer house extends to the back of the property, creating a sheltered entrance and a woodstore on a timber decking area at the back door. Natural stone steps lead up to the sloping elevated rear garden mainly laid to lawn with mature trees and bushes scattered throughout the garden. A timber garden shed has been installed to provide easy access to garden tools.





## **GENERAL:**

### **EXTRAS:**

Included in the sale are all fitted floor coverings and integrated appliances.

### **WHAT3WORDS:**

*///foggy.lucky.tailwind*

### **VIEWING:**

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing [skye@remax-scotland.homes](mailto:skye@remax-scotland.homes).

### **INTEREST:**

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

### **OFFERS:**

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

### **ENTRY:**

At a date to be mutually agreed.

### **DISCLAIMER:**

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

Inbhireigh, 2 Francis Street, Dornie, Kyle, IV40 8EJ



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308886)

Energy Efficiency Rating

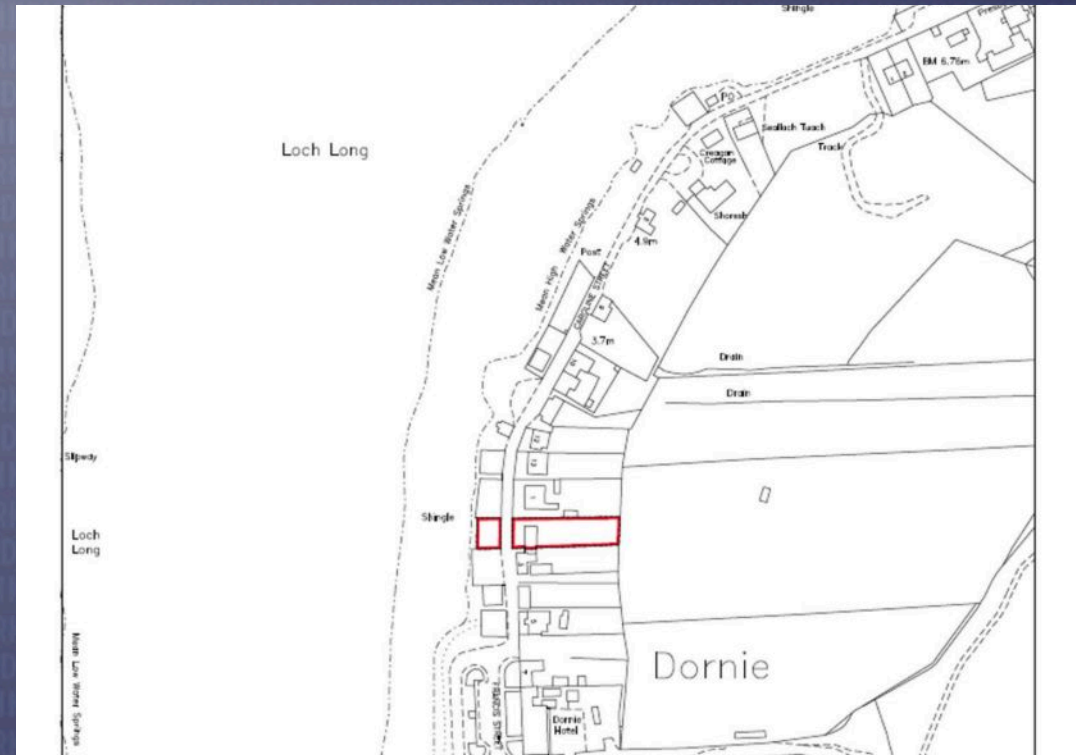
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England, Scotland & Wales

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		93
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England, Scotland & Wales





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