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Covering Skye, Lochalsh & Wester Ross

EXTERNAL:

GARDEN:

Accessed directly from the township road, a chipped driveway offers off road parking for several vehicles and leads to the large, detached workshop with attached studio. The well-maintained garden grounds are laid to grass in areas with mature planting and several raised beds and offer unrestricted countryside views.

LARGE DETACHED WORKSHOP/GARAGE WITH ATTACHED STUDIO AND CAR PORT:

STUDIO: Approx. 3.76m x 2.80m

Half frosted glazed door, windows to front and side elevations, built-in worktop with cupboards under, electric panel heater, vinyl flooring, access to small inner hallway:

INNER HALLWAY/STORAGE AREA:

Open access, access to cloakroom:

WORKSHOP: Approx. 7.26m x 6.26m

Two steps rise to double doors to front elevation, windows to front and side elevations, power and light.

EXTRAS

Included in the sale are all fitted floor coverings, integrated appliances. Other items may be available by separate negotiation.

SERVICES: Mains electricity, mains water, drainage to septic tank.

COUNCIL TAX: The current council tax is Band D

EPC Rating: D (62)

HOME REPORT: Contact the RE/MAX Skye office.

DIRECTIONS: Follow the A87 north towards Portree, at Portree continue on the A87 towards Uig, about 3 miles out of Portree turn left at the sign for Drumuie

ENTRY: At a date to be mutually agreed.

VIEWING: Viewing of this property is essential to be fully appreciated. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing info@remax-skye.net.

OFFERS: Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE Email info@remax-skye.net

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



FOR SALE



Heather Cottage

2 Drumuie, nr Portree Isle of Skye, IV51 9NA

Traditional stone single storey extended croft house

Immaculate order, with quality fixtures and fittings throughout

4 bedrooms (1 en-suite)

Deceptively spacious

Sympathetically extended and renovated by current owners

Detached Garage/Workshop with attached Studio & Car Port

Planning in Principle for conversion of workshop/studio to a holiday letting unit

EPC Rating: D (62)

Offers Over £360,000



Garbh Chriochan, Teangue, Isle of Skye, IV44 8RE

Tel: 01471 822900
www.remax-skye.net
Email: info@remax-skye.net

Opening Times:
Monday – Friday 9.00am - 5.00pm
Saturday – By Appointment

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

IMPORTANT INFORMATION: These particulars are prepared on the basis of 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.

Tranquilly situated within the rural crofting township of Drumuie, Heather Cottage is a traditional, single storey extended stone croft house. Offered in immaculate order, with quality fixtures and fittings throughout, this 4 bedroom (1 en-suite) property has been renovated and extended sympathetically by the current owners to create a deceptively spacious family home and is offered with a detached garage and attached studio with planning in place for conversion to a holiday letting unit. Whilst being peacefully located, Heather Cottage is still conveniently placed for all facilities in Portree, the capital of Skye. A delightful property offering the perfect opportunity to purchase a well-placed home with income potential, which must be viewed to be fully appreciated. Call RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Three Bedrooms (One en-suite), Bathroom.

EXTERNAL: Detached Workshop/Garage with Attached Studio and Carport, Garden Grounds

LOCATION:

Drumuie comprises a handful of rural dwellings situated just north of Portree. This is an open and dramatic landscape filled with mysticism and romance, standing stones and cairns. It is here you can find buzzards, falcons and Golden Eagles that make this part of the country their home. The Trotternish Ridge dominates the landscape and offers some of the best hill walking on the island. The island's capital, Portree, is close by and a comprehensive range of amenities can be found here.

ACCOMMODATION: The original stone croft house was erected in approximately 1830 and has had several later extensions and now extends to some 131m². The property benefits from uPVC double glazing, timber casement Velux and oil-fired heating via a Grant oil fired boiler to radiators throughout. The property has been sympathetically extended several times by the current owners and now offers spacious accommodation, the detached garage and studio offering a further development opportunity with planning in place for conversion to a holiday letting unit 23/03145/FUL.

ENTRANCE HALLWAY: Approx. 4.31m x 1.52m Glazed double uPVC doors enter with two windows to side elevation, radiator, Karndean flooring, access to sitting room, bedroom, kitchen/dining room:

SITTING ROOM: Approx. 5.18m x 5.08m (at widest points) Large picture window to front elevation, picture window to side elevation, window to rear elevation, painted wood panelling to one wall incorporating a raised free standing multi-fuel stove set on a slate tile hearth, two radiators, fitted carpet.



BEDROOM: Approx. 3.85m (into shelved alcove) x 3.47m Window to side elevation, spotlight track, fitted carpet.

KITCHEN/DINING ROOM: Approx. 7.00m x 5.00m (at widest points) Glazed door with glazed side panel enters this beautifully appointed and spacious room, full length window to front elevation, extensive range of high gloss contemporary units, 1.5 bowl composite black sink, integrated oven, integrated microwave, induction hob with stainless steel extractor over, integrated full length fridge, integrated full length freezer, integrated dishwasher, space and plumbing for washing machine and tumble drier, large coordinating island unit with cupboards under, large built-in pantry, large built-in cupboard, tow ceiling mounted spotlights, feature suspended light over island unit, two wall lights, ample space for large table and chairs, two radiators, Karndean flooring, access to side porch, bedroom, inner hallway:

SIDE PORCH: Approx. 3.17m x 2.93m Open access from kitchen/dining room, window to rear elevation, Painted wood paneling to two walls, built-in shelving, radiator, Karndean flooring, uPVC glazed door to side elevation with glazed side panel.

BEDROOM: Approx. 2.93m x 3.00m Window to front elevation, electric panel heater, glazed door to side elevation.

INNER HALLWAY: Approx. 4.10m x 1.42m Radiator, Karndean flooring, access to shower room, two bedrooms:

BEDROOM: Approx. 3.36m x 2.97m Window to rear elevation, alcove with built-in shelving, radiator, fitted carpet.

MASTER BEDROOM: Approx. 5.76m x 3.70m (at widest points) Deep sill window to front elevation, feature stone painted chimney breast with inset multi-fuel stove set on a slate tile hearth, radiator, fitted carpet, access to dressing room, ensuite:

Dressing Room: Approx. 2.67m x 1.86m Open access, window to front elevation, range of built-in shelving and hanging rails, radiator, fitted carpet.

En-Suite: Approx. 2.86m x 1.16m Deep sill windows to rear elevation, double built-in shower cubicle, dual vanity sinks with drawers under, WC, wall mounted mirror fronted cupboard, painted paneling to walls and ceiling, two spotlights, ladder radiator, radiator, vinyl tile floor.

BATHROOM: Approx. 2.24m x 2.21m Deep sill window and two Velux windows to rear elevation, built-in bath with shower over, pedestal wash hand basin, WC, attractive painted timber paneling to dado height, downlights over bath, two wall lights, radiator, Karndean flooring.



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