



5-6 Herebost, Dunvegan, Isle Of Skye, Scotland, IV55 8GZ  
Offers Over £210,000



# 5-6 Herebost, Dunvegan, Isle Of Skye, Scotland, IV55 8GZ

5 - 6 Herebost is a detached two bedroom property located in the crofting township of Herebost affording views towards Loch Roag and The MacLeod's Tables.

- Detached House
- Two Bedrooms
- Renovation Project
- Sea and Mountain Views
- UPVC Double Glazing
- Oil Central Heating
- Large Garden

## Services

Mains Electric, Mains Water, drainage to septic tank.

## Tenure

Freehold

## Council tax

Band E

## Property Description

5 - 6 Herebost is a generous sized property located within 2 miles of the village of Dunvegan and all the amenities on offer. The property would benefit from some degree of modernization however would make a spacious family home with flexible living accommodation.

The accommodation within is set out over one level and comprises of; Entrance vestibule, Hallway, Work room, Lounge, Dining Room, Kitchen/family room, Rear lobby, W.C, Bathroom and Two Bedrooms (1 en-suite). The property further benefits from UPVC double glazing, oil fired central heating and a large loft which has the potential to be converted into additional accommodation subject to obtaining the relevant consents.

Externally the property is set within generous garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. Parking for several cars is available to the front of the property on the tarmac driveway.

5 - 6 Herebost would make a comfortable home set in a picturesque area boasting sea and mountain views, all within reach of the many local amenities on offer.



**Entrance Vestibule (4' 8.3" x 3' 1.4" ) or (1.43m x 0.95m)**

A half glazed UPVC door leads into the vestibule. Half glazed door through to hallway. Consumer unit housing. Painted. Carpeted.

**Hallway (15' 1.5" x 4' 7.91" ) or (4.61m x 1.42m)**

Hallway providing access to lounge, utility area, bathroom and two bedrooms. Carpeted. Wallpaper.

**Lounge (16' 5.24" x 15' 0.71" ) or (5.01m x 4.59m)**

Good size lounge with bay window to the rear elevation. Carpeted. Wallpaper. Doors to hallway and dining room.

**Work Room (14' 11.13" x 10' 11.89" ) or (4.55m x 3.35m)**

Bay window to front elevation affording views over Loch Roag and The MacLeod Tables. Belfast sink. Worktops. Laminate flooring Wallpaper.

**Bathroom (12' 4.03" x 5' 5.35" ) or (3.76m x 1.66m)**

Bathroom suite comprising W.C., wash hand basin, bath and shower cubical with electric shower over. Frosted window to side elevation. Tiled walls. Carpeted.

**Bedroom 1 (12' 2.85" x 11' 5.79" ) or (3.73m x 3.50m)**

Double bedroom with bay window to the front elevation boasting views over Loch Roag and The MacLeods Tables. Carpeted. Wallpaper. Door off to en-suite.

**En Suite (7' 7.34" x 3' 6.91" ) or (2.32m x 1.09m)**

En-suite shower room comprising shower cubical with electric shower, W.C and wash hand basin. Wallpaper. Carpeted.

**Bedroom 2 (10' 11.5" x 10' 11.89" ) or (3.34m x 3.35m)**

Good size double bedroom with window to the side elevation. Wash hand basin. Carpeted. Wallpaper.

**Dining Room (12' 7.57" x 7' 10.09" ) or (3.85m x 2.39m)**

Dining room with window to rear elevation. Carpeted. Wallpaper. Ladder style loft stairs providing access to the attic. Door through to kitchen.

**Kitchen/Family Room (22' 8.44" x 17' 4.27" ) or (6.92m x 5.29m)**

Triple aspect kitchen/family room with windows to the front and side elevations boasting views over Loch Roag and The MacLeod's Tables. Fitted kitchen with a good range of wall and base units with contrasting worktop over. One and a half bowl stainless steel sink and drainer. Electric double oven and hob. Built in storage cupboards one housing the hot water tank and oil boiler. Loft access. Doors to dining room and rear lobby. Carpeted. Wallpaper/painted.

**Rear Lobby (6' 5.56" x 3' 7.31" ) or (1.97m x 1.10m)**

Accessed via a half glazed UPVC door. Window to rear elevation. Access to W.C and kitchen. V-lined. Painted. Vinyl flooring.

**Rear Vestibule (4' 6.72" x 3' 7.7" ) or (1.39m x 1.11m)**

Window to rear elevation. Access to W.C. Painted. Vinyl flooring.

**W.C (6' 0.05" x 3' 7.7" ) or (1.83m x 1.11m)**

W.C. and wash hand basin. Frosted window to rear elevation. Painted. Carpeted.

**Attic room**

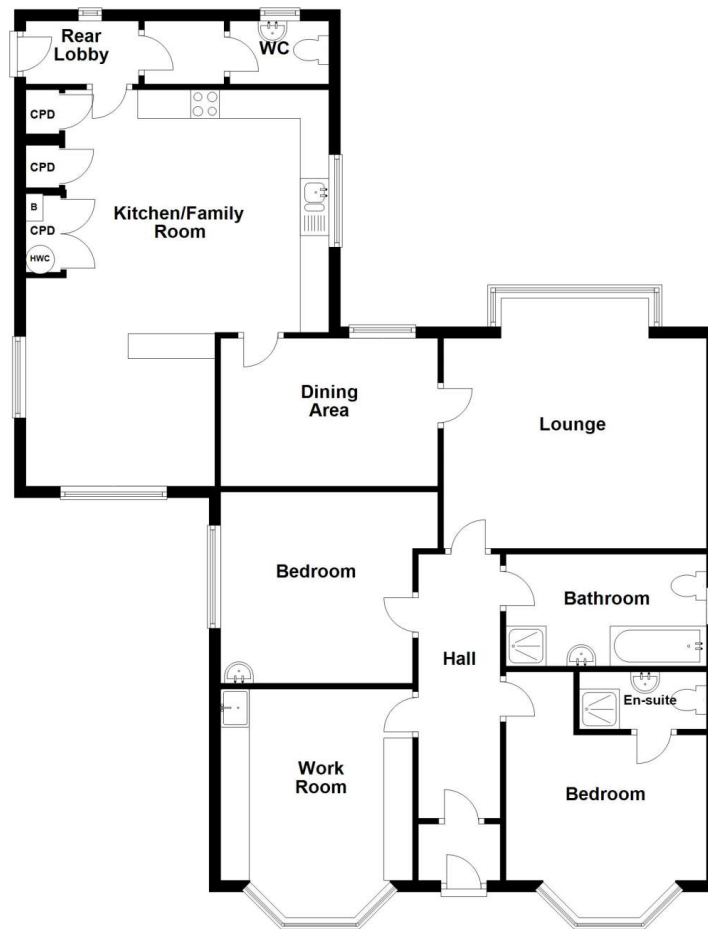
Attic room with window to the front elevation and Velux to the side elevation. Offers the potential to be converted into additional accommodation subject to obtaining the relevant consents.

**Garden**

Externally the property is set within generous size garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. Ample parking is available to the front of the property on the tarmac driveway.



# Ground Floor



Illustrative only. Not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		98	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		90
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	53		(39-54) <b>E</b>	45	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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 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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.