

Half of 7 Clachan, Staffin, Scotland, IV51 9JX
Offers Over £110,000

Half of 7 Clachan, Staffin, Scotland, IV51 9JX

Half of 7 Clachan provides an exciting opportunity to buy a one bedroom detached property in the heart of the breath-taking Trotternish peninsula, providing stunning views towards Staffin Bay and the Trotternish Ridge.

- Rural Location
- Beautiful Views
- Large Garden Grounds

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band A

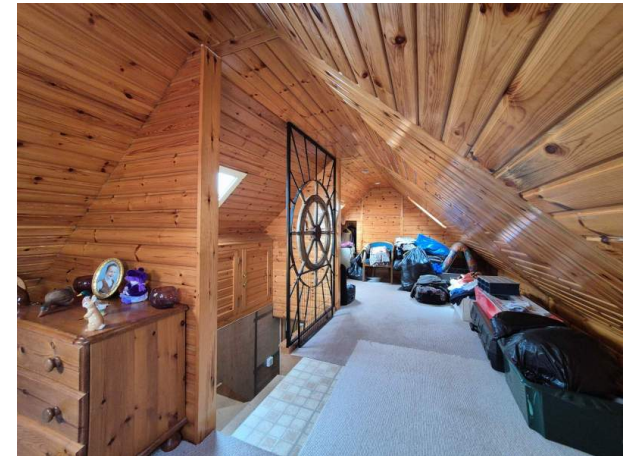
Property Description

Half of 7 Clachan provides an exciting opportunity to buy a one bedroom detached property in the heart of the breath-taking Trotternish peninsula, providing stunning views towards Staffin Bay and the Trotternish Ridge.

Half of 7 Clachan is set in a quiet, rural location close to the village of Staffin and the amenities on offer there. Although in need of modernisation, the property provides the purchaser a unique chance to create a wonderful home on the scenic north-east coast of Skye. The accommodation within comprises of: entrance hall, kitchen, lounge, and bathroom on the ground floor. The upper floor is given over to a large open plan bedroom. The property further benefits from UPVC double glazing, an open fireplace, with back boiler, in the lounge and large garden grounds extending to approximately 0.5 acres, or thereby (to be confirmed by title deed).

Externally, the property is set within fully enclosed garden grounds, mainly laid to grass making it an ideal spot to take in the peaceful surroundings. The garden also hosts a large shipping container which provides additional storage space.

Half of 7 Clachan affords the opportunity to renovate and create a beautiful home to match its surroundings. This property is all about its peaceful and secluded location on the edge of one of the most scenic areas of Skye.



Hallway (3' 0.61" x 6' 10.68") or (0.93m x 2.10m)

A uPVC double glazed door leads to the entrance hall. Access is afforded to the kitchen, lounge and bathroom. Consumer unit.

Lounge (8' 10.3" x 12' 9.94") or (2.70m x 3.91m)

Dual aspect lounge with windows to front and rear. Feature open fireplace (back boiler) with stone surround and hearth. V-lining to walls. Exposed flooring. Stairs to first floor.

Kitchen (9' 9.72" x 12' 8.76") or (2.99m x 3.88m)

Generously sized kitchen with a range of floor units and open shelving. Stainless steel sink and drainer. Tiled at back splash. Painted.

Bathroom (9' 10.11" x 6' 10.28") or (3.00m x 2.09m)

Bathroom comprising W.C., wash hand basin and bath. Frosted window to rear. Under stair storage. Tiled at bath and wash hand basin. Painted. No floor covering

Bedroom 1 (12' 2.46" x 25' 2.36") or (3.72m x 7.68m)

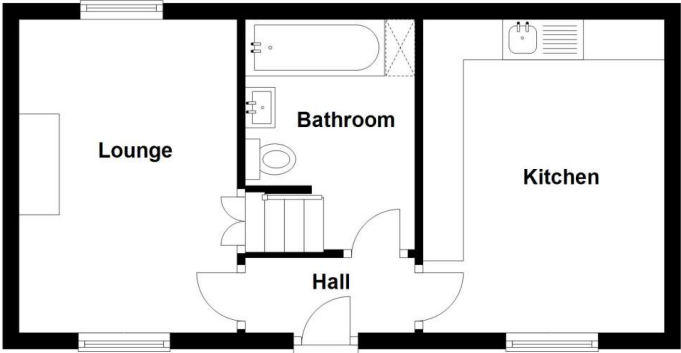
Large, open-plan bedroom with 2 Velux windows each to front and rear. Traditional V-lining to walls and ceiling. Carpeted. Storage in eaves above stairs. There is a further Velux window above the stairs.

External

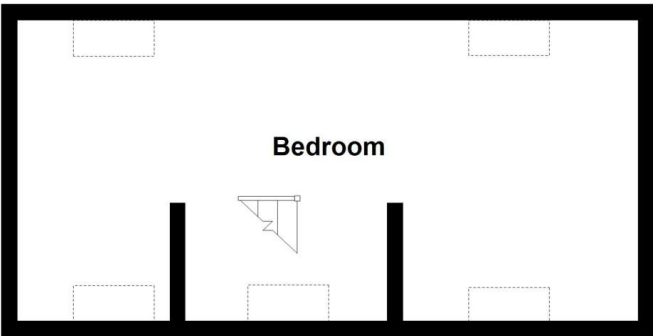
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Ground Floor



First Floor



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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A		92	(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		79
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	1		(1-20) G	1	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.