



1 Galtrigill, Dunvegan, Isle Of Skye, Scotland, IV55 8ZZ  
Fixed Price £170,000



# 1 Galtrigill, Dunvegan, Isle Of Skye, Scotland, IV55 8ZZ

1 Galtrigill is a charming two bedroom detached cottage located in the rural township of Galtrigill on Skye's beautiful Diurinish peninsula. Occupying an elevated position stunning views are afforded over Loch Dunvegan towards the Coral Beach, the Waternish peninsula and onwards towards the Isle of Harris.

- Rural Location
- Stunning Views
- Private Garden Grounds
- Double Glazing
- Electric Heating
- Wood Burning Stove

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band C

## Property Description

1 Galtrigill is a charming two bedroom detached cottage located in the rural township of Galtrigill on Skye's beautiful Diurinish peninsula. Occupying an elevated position stunning views are afforded over Loch Dunvegan towards the Coral Beach, the Waternish peninsula and onwards towards the Isle of Harris.

1 Galtrigill is a two-bedroom detached property set within fully enclosed garden grounds extending to 0.25 acres or thereby (to be confirmed by title deeds). Opposite the house is a smaller area of ground of approximately 0.05 acres with a ruined byre and area for parking.

The accommodation within comprises of: entrance porch, hallway, lounge, dining room, kitchen and bathroom on the ground floor. The first floor hosts a landing and two bedrooms. The property further benefits from UPVC double glazing, fully controllable electric and a wood burning stove in the lounge.

Externally the property sits within fully enclosed garden grounds. The garden hosts a storage shed and is mainly laid to grass and is planted with shrubs and bushes. A small burn runs through the grounds. Parking is available on the land opposite the house and this area also has the ruins of an old byre.

1 Galtrigill presents a fantastic opportunity to purchase a delightful home in a peaceful setting and must be viewed to fully appreciate the offering.



**Entrance Porch (7' 0.25" x 8' 1.64" ) or (2.14m x 2.48m)**

Bright, welcoming entrance porch with windows to front and side. UPVC, half-glazed door. Vinyl flooring. Painted. Electric radiator. Access to hall.

**Hallway (7' 9.7" x 4' 3.97" ) or (2.38m x 1.32m)**

Hallway providing access to dining room, lounge and bathroom. Stairs to upper floor. Carpeted. Wallpapered & painted.

**Lounge (11' 11.31" x 12' 10.33" ) or (3.64m x 3.92m)**

Cosy, lounge with window to front boasting views towards the sea. Wood burning stove with slate hearth and timber surround. Carpeted. Wallpapered.

**Dining Room (12' 8.76" x 9' 3.81" ) or (3.88m x 2.84m)**

Spacious dining room with window to front boasting views over the garden towards the sea. Carpeted. Wallpapered. Traditional V-lining to ceiling. Access to kitchen.

**Kitchen (11' 9.73" x 5' 10.87" ) or (3.60m x 1.80m)**

Galley style kitchen with a range of floor and wall units with contrasting worktops. Integrated oven and hob. Single bowl stainless steel sink & drainer with mixer tap. Tiled floor. Painted. Window to rear. Frosted, half-glazed UPVC door to garden.

**Bathroom (8' 0.06" x 5' 1.81" ) or (2.44m x 1.57m)**

Bathroom comprising W.C., wash hand basin and bath with electric shower over. Frosted window to rear. Vinyl flooring. Tiled at bath.

**Landing (5' 10.47" x 2' 11.43" ) or (1.79m x 0.90m)**

Carpeted stairs lead from the ground floor to the first floor landing. Access provided to two double bedrooms. Storage cupboard. Consumer unit. Skylight to rear.

**Bedroom 1 (12' 4.42" x 12' 0.49" ) or (3.77m x 3.67m)**

Large double bedroom with Velux window to front boasting beautiful sea views. Carpeted. Painted. Loft hatch.

**Bedroom 2 (12' 4.42" x 10' 11.5" ) or (3.77m x 3.34m)**

Double bedroom with Velux window to front boasting beautiful sea views. Carpeted. Painted.

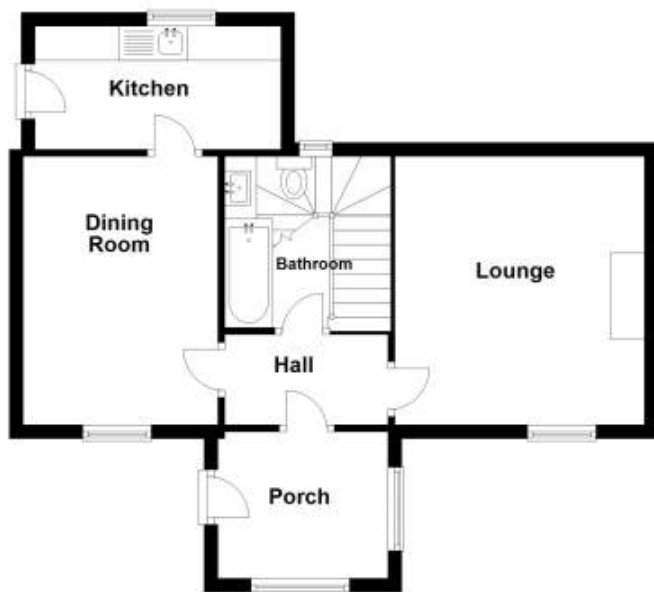
**Garden**

Externally the property sits within fully enclosed garden grounds. The garden hosts a storage shed and is mainly laid to grass and is planted with shrubs and bushes. A small burn runs through the grounds. Parking is available on the land opposite the house and this area also has the ruins of an old byre. The garden grounds are approximately 0.25 acres in size and boast beautiful sea views towards the Coral Beaches and beyond.

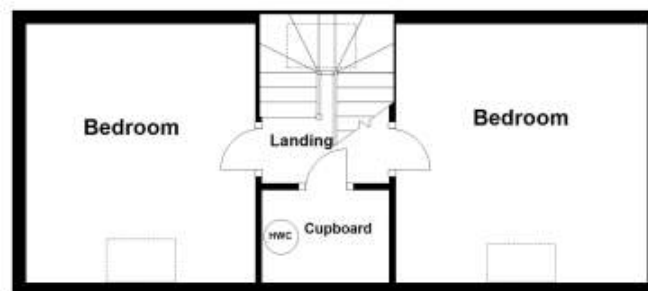




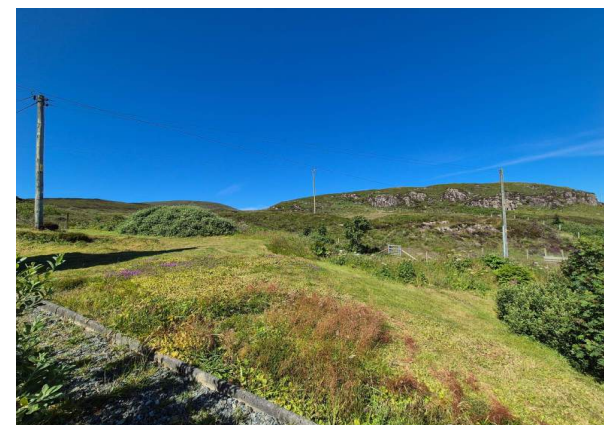
Ground Floor



First 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>		111	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		89
(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>			(39-54) <b>E</b>		
(21-38) <b>F</b>	28		(21-38) <b>F</b>	29	
(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.