



18 Roag, Dunvegan, Isle of Skye, IV55 8ZA  
Offers Over £215,000

ISLE OF SKYE  
ESTATE AGENCY



# 18 Roag, Dunvegan, Isle of Skye, IV55 8ZA

18 Roag is a detached two bedroom bungalow in the quiet crofting township of Roag by Dunvegan affording partial views over Loch Roag, the Cuillins and the MacLeod's Tables.

- Detached Bungalow
- LPG Gas Central Heating & Double Glazing
- Private Gardens
- Sea and Mountain Views
- 2 Bedrooms
- Close to Dunvegan

## Services

Mains Electric, Mains Water. Drainage by way of septic tank.

## Tenure

Freehold

## Council tax

Band C

## Property Description

18 Roag is spacious bungalow set in the crofting township of Roag, a short drive from the village of Dunvegan and all amenities on offer. Sitting in private garden grounds affording sea and mountain views. Although in need of a slight degree of modernisation the property would make a lovely home in a peaceful setting.

The accommodation within is set out over one level and comprises of; entrance hall, lounge, kitchen, dining room, porch/utility room, shower room and two double bedrooms. The property further benefits from mixed double glazing and LPG gas central heating.

Externally, the property is set within fully enclosed garden grounds which are mainly laid to lawn with mature trees, shrubs and bushes. Within the garden is a garden shed located at the side of the property and ample parking is provided on the gravel driveway to the front and side of the property.

18 Roag provides the opportunity to purchase a wonderful home set in a peaceful location boasting widespread views over the surrounding area and must be viewed to appreciate what is on offer.



**Hallway (14' 0.5" Max x 13' 3.05" Max) or (4.28m Max x 4.04m Max)**

A three pane glass door with side panel leads into the hallway giving access to the lounge, kitchen, shower room and two double bedrooms. Built in storage cupboard. Loft access. Carpeted. Painted.

**Lounge (16' 8" Max x 12' 8.36" Max) or (5.08m Max x 3.87m Max)**

Spacious lounge with window to the front elevation affording partial views of Loch Roag and the Cuillins. Fireplace with stone surround and tile hearth. Carpeted. Wallpaper.

**Dining Room (9' 8.93" x 8' 11.09" ) or (2.97m x 2.72m)**

Dining room with window the rear elevation with views of the MacLeod's Tables. Service hatch to kitchen. Carpeted. Painted.

**Kitchen (12' 11.12" x 10' 7.56" ) or (3.94m x 3.24m)**

Kitchen with a range of wall and base units with worktop over. Freestanding gas 4-ring hob and oven. White sink and drainer. Two storage cupboards, one housing the hot water tank. Serving hatch to dining room. 18 Pane glass door to hallway. Wallpaper. Vinyl flooring.

**Porch (9' 3.42" x 6' 9.5" ) or (2.83m x 2.07m)**

Half glazed UPVC door provides access into the porch/ utility. Window to side elevation. Gas boiler housing. Space for white goods. Wallpaper. Laminate flooring. Half glazed timber door to kitchen.

**Shower Room (8' 10.69" x 5' 5.75" ) or (2.71m x 1.67m)**

Shower room comprising W.C., wash hand basin and disabled access shower unit with electric shower. Frosted window to rear. Vinyl flooring. Tiled walls. Wet wall at shower enclosure. Extractor fan.

**Bedroom 1 (12' 8.36" x 10' 11.1" ) or (3.87m x 3.33m)**

Generously proportioned double bedroom with window to front elevation boasting partial views over Loch Roag and The Cuillins. Built-in wardrobe. Carpeted. Painted.

**Bedroom 2 (12' 6" x 10' 10.31" ) or (3.81m x 3.31m)**

Double bedroom with window to rear elevation and views to the MacLeod's Tables. Built-in wardrobes. Carpeted. Painted.





## Ground Floor

Approx. 90.4 sq. metres (973.2 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

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>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		82
(69-80) <b>C</b>		71	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	61	
(39-54) <b>E</b>	45		(39-54) <b>E</b>		
(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.