



Cregan Breac, 1 Herebost, Dunvegan, Isle of Skye, IV55 8GZ
Offers Over £200,000

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Cregan Breac, 1 Herebost offers an exciting opportunity to purchase two semi-detached properties set in an approximately 0.75 acres of land, including a potential building plot, affording views over Pool Roag towards the Cuillins.

- Semi Detached
- Off Road Parking
- Spacious Gardens
- Double Glazing
- Renovation Project

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

Cregan Breac, 1 Herebost offers an exciting opportunity to purchase two semi-detached properties set in an approximately 0.75 acres of land, including a potential building plot, affording views over Pool Roag towards the Cuillins. Cregan Breac is two semi detached 3 bedroom properties set within 0.75 acres of land, including a potential building plot. Located close to the village of Dunvegan, the properties afford views over Pool Roag towards the Cuillins.

Property One is set out over two levels and comprises of; kitchen area, Shower Room and Lounge / Diner on the ground floor. The first floor has a landing and three bedrooms. It benefits from double glazing and a wood burning stove with a back boiler which, in turn, feeds the radiators. A spiral staircase leads from the kitchen to the first floor.

Property Two is also set out over two levels with a kitchen area, shower room, work room and lounge on the ground floor. The first floor comprises a landing, three bedrooms and a dressing room. The property further benefits from double glazing. A spiral staircase leads from the kitchen to the first floor.

Externally the property is set within generous garden grounds of approximately 0.75 acres, including a potential building plot. The grounds are mainly laid to grass and parking is provided for several vehicles on the driveway to the front and side of the property.

Both properties require modernisation and renovation, however, offer the chance to create a truly unique property or two holiday cottages.

Please note this property is not mortgageable and is only suitable for a cash purchaser.



Kitchen (16' 1.7" x 20' 4.49") or (4.92m x 6.21m)

UPVC door leads into the bright, dual aspect kitchen from rear of property. Good range of floor units with contrasting worktop. Integrated electric oven and hob. Stainless steel sink and drainer. Integrated dishwasher. Large picture window to front affording views towards the loch. Window to rear with view to garden. Vinyl flooring. Painted walls. Access to shower room and lounge. Spiral staircase to upper floor.

Lounge (14' 8.38" x 18' 0.93") or (4.48m x 5.51m)

Sunlit, triple aspect room boasting views towards the loch and the Cuillins. Vinyl flooring. Beautiful exposed stone wall at fire place with inset wood burning stove and slate hearth.

Shower Room (10' 4.02" x 5' 7.32") or (3.15m x 1.71m)

Large shower room comprising W.C., wash hand basin and shower unit with electric shower. Frosted window to rear. Painted. Vinyl flooring.

Bedroom 1 (18' 2.11" x 14' 6.8") or (5.54m x 4.44m)

Generously proportioned. dual aspect, king-size room with views towards the Cuillins and loch. Carpeted. Painted. Coombed ceiling.

Bedroom 2 (20' 8.03" x 8' 9.91") or (6.30m x 2.69m)

L-shaped room with window and Velux to front. Coombed ceiling. Painted. Sliding door from the landing.

Bedroom 3 (20' 5.28" x 8' 1.24") or (6.23m x 2.47m)

L-shaped room with window to rear. Coombed ceiling. Painted. Sliding door from the landing.

Kitchen (17' 1.12" x 11' 5.79") or (5.21m x 3.50m)

Timber door with 2 glazed side panels affords entry to a kitchen area. Single pane window to rear. Floor units with stainless steel sink and drainer. Spiral stairs to upper floor. Access to hallway.

Hallway (17' 9.78" x 3' 6.13") or (5.43m x 1.07m)

Providing access to the rest of the downstairs rooms. Large window to front with view over garden to the loch. Vinyl flooring. Painted.

Shower Room (12' 5.21" x 5' 7.32") or (3.79m x 1.71m)

Comprising W.C., wash hand basin, bidet and shower unit. Frosted window to rear.

Work Room (14' 2.87" x 9' 4.2") or (4.34m x 2.85m)

Good size room with window to rear. Cement floor. Painted walls. Access to large storage area.

Lounge (14' 10.74" x 18' 6.44") or (4.54m x 5.65m)

Large, triple aspect room with views over the surrounding garden grounds. Vinyl flooring.

Master Bedroom (14' 9.56" x 17' 6.63") or (4.51m x 5.35m)

King-size room with windows to front and side. Carpeted. Coombed ceiling. Vanity wash hand basin. Access via dressing room.

Dressing Room (9' 10.9" x 17' 10.96") or (3.02m x 5.46m)

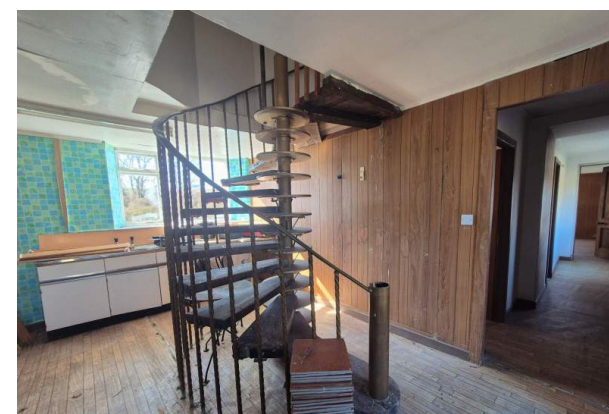
Large room with Velux window to front. Vinyl flooring. Coombed ceiling.

Bedroom 4 (17' 6.63" x 8' 4.39") or (5.35m x 2.55m)

Partly plaster boarded. Coombed ceiling. Window to rear. Wash hand basin. Accessed from landing via a sliding door.

Bedroom 5 (17' 4.27" x 8' 7.94") or (5.29m x 2.64m)

L-shaped room with window and Velux to front. Wash hand basin. Coombed ceiling.



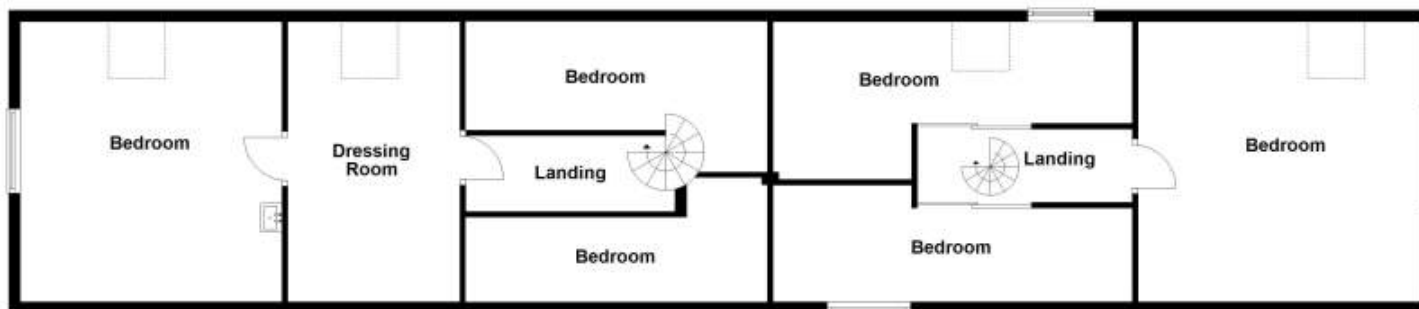
Ground Floor

Approx. 128.0 sq. metres (1377.8 sq. feet)



First Floor

Approx. 126.8 sq. metres (1365.2 sq. feet)



Total area: approx. 254.8 sq. metres (2742.8 sq. feet)



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+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		64	(55-68) D		65
(39-54) E			(39-54) E		
(21-38) F			(21-38) F	21	
(1-20) G	9		(1-20) G		
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.