



32 Geary, Waternish, Isle of Skye, IV55 8GQ
Offers Over £265,000

ISLE OF SKYE
ESTATE AGENCY

32 Geary, Waternish, Isle of Skye, IV55 8GQ

32 Geary offers the opportunity to purchase a traditional two/three bedroom croft house set within a 7.45 acre croft in the picturesque township of Geary affording stunning sea views over the Minch towards the Ascrib Islands, the Outer Isles and the Trotternish peninsula.

- Extended Former Croft House
- 2/3 Bedrooms
- Sea Views
- Oil Fired Central Heating and UPVC Double Glazing
- Detached Garage
- 7.45 Acre Owner Occupied Croft

Tenure

Freehold

Council tax

Band C

Property Description

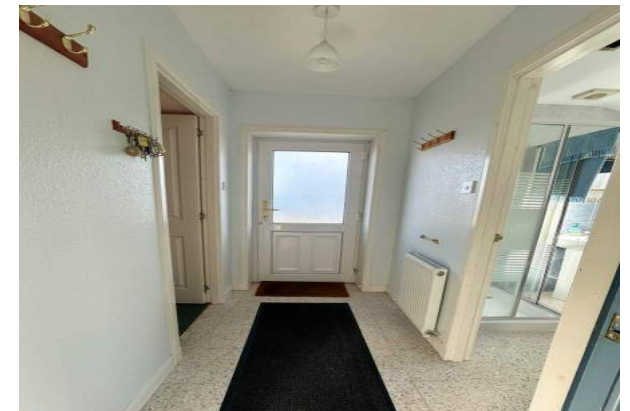
32 Geary is a delightful extended 2/3 bedroom property set in an elevated position affording stunning sea views over the Minch towards the Outer Isles and the Trotternish peninsula. The property is set within a 7.45 acre, or thereby (to be confirmed by title deed), of owner occupied croft land that extends to the front and rear of the property and hosts two detached byres and a hen house.

The accommodation within is set out over two floors and comprises of: entrance hallway, lounge, office, dining room, vestibule, kitchen and shower room on the ground floor with two double bedrooms and bathroom located on the first floor. The property further benefits from UPVC double glazing, oil fired central heating complimented by an open fire in the lounge.

Externally the property is set within approximately 7.45 acres of owner occupied croft land. To the side of the property is a detached garage and a hen house located to the rear with further byres and outbuildings located on the croft land to the front of the property. Parking is available on the driveway to the side of the property.

32 Geary presents a fantastic opportunity to purchase a spacious home in a tranquil setting and must be viewed to appreciate the package on offer.

*** Please note the house and garden grounds are not decrofted ***



Entrance Hall (13' 6.2" Max x 11' 4.22" Max) or (4.12m Max x 3.46m Max)

A UPVC door to the front elevation provides access into the hallway. Further access to lounge, office and dining room with carpeted stairs leading to the first floor. Window to front elevation. Carpeted. Fully v-lined.

Lounge (13' 7.39" x 9' 6.17") or (4.15m x 2.90m)

Dual aspect lounge with windows to front and rear elevations boasting sea views. Fireplace with tile surround and hearth. Laminate flooring. Wallpaper.

Office (9' 2.24" Max x 8' 10.3" Max) or (2.80m Max x 2.70m Max)

Currently used as an office however could be utilised as a single bedroom. Window to rear elevation. Carpeted. Woodchip wallpaper. Sliding door to W.C.

W.C (6' 1.62" x 2' 7.1") or (1.87m x 0.79m)

White suite comprising of WC and wash hand basin. Carpeted. Wallpaper.

Dining Room (13' 5.42" x 9' 10.9") or (4.10m x 3.02m)

Dining Room with window to the front elevation affording sea views. Feature fireplace. Two built in storage cupboards, one housing the hot water tank. Access to hallway and vestibule. Carpeted. Woodchip wallpaper.

Vestibule (6' 5.56" x 3' 11.24") or (1.97m x 1.20m)

A half glazed UPVC door leads into the vestibule. Access to kitchen, shower room and dining room. solid tile floor. Woodchip wallpaper.

Kitchen (9' 8.14" x 6' 10.28") or (2.95m x 2.09m)

Fitted kitchen with a range of wall and base units with contrasting worktop over. Stainless steel one and a half bowl sink and drainer. Integrated fridge freezer, washing machine, electric oven and 4-ring gas hob. Window to side elevation. Tile splashback. Solid tile flooring. Woodchip wallpaper. Loft access.

Shower Room (6' 5.17" x 5' 4.96") or (1.96m x 1.65m)

White 3 piece suite comprising W.C, wash hand basin, corner shower with electric shower. Frosted window to the side elevation. Tiled walls. Solid tile flooring. Extractor fan.

Landing (10' 5.2" Max x 3' 9.67" Max) or (3.18m Max x 1.16m Max)

Carpeted stairs lead to the first floor landing. Velux window to rear elevation. The landing provides access to two bedrooms and bathroom. Built in storage cupboards with consumer unit housing. Carpeted. Woodchip wallpaper.

Bedroom 1 (11' 4.61" x 11' 0.68") or (3.47m x 3.37m)

Double bedroom with window to front elevation affording sea views. Built in wardrobes. Carpeted. Woodchip wallpaper.

Bedroom 2 (11' 4.22" x 9' 11.29") or (3.46m x 3.03m)

Double bedroom with window to front elevation affording sea views. Built in wardrobes. Loft access. Carpeted. Woodchip wallpaper.

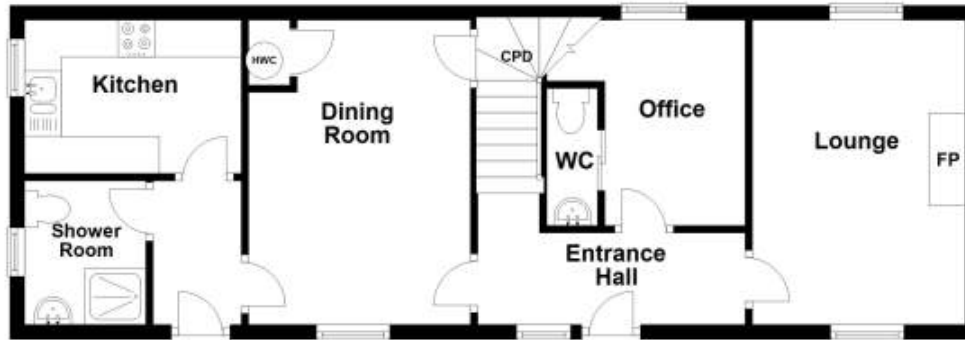
Bathroom (6' 10.28" x 6' 6.74") or (2.09m x 2.00m)

White 3 piece suite comprising W.C, wash hand basin and bath with electric shower over. Velux window to the rear elevation. Tiled wall to shower enclosure. Vinyl flooring. Woodchip wallpaper. Extractor fan.



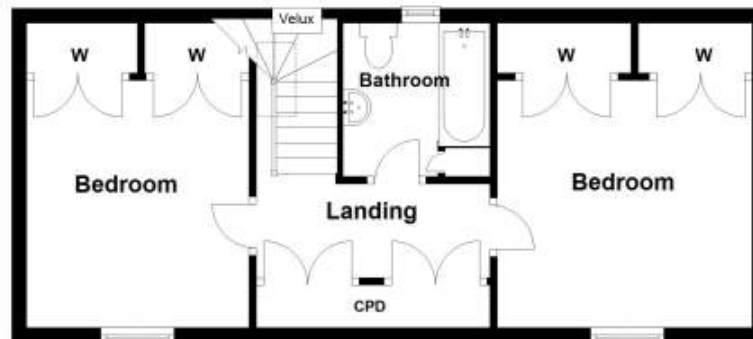
Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

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		80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	34		(1-20) G	30	
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.