



8 Glenconon, Uig, Isle of Skye, IV51 9YA.
Offers Over £285,000

8 Glenconon, Uig, Isle of Skye, IV51 9YA

8 Glenconon is a well presented detached three bedroom house set in an elevated position in the peaceful crofting township of Glenconon boasting panoramic views across the surrounding croft land towards the Fairy Glen and Uig Bay.

- Detached Property
- Three Bedrooms
- Private Garden Grounds
- Oil Fired Central Heating
- Detached Garage
- Views across to the Fairy Glen
- Ideal Family Home

Services

Mains Electric, Mains Water, drainage by way of septic tank. Oil Central Heating.

Tenure

Freehold

Council tax

Band E

Property Description

8 Glenconon is a delightful, extended former croft house occupying an elevated position within the tranquil township of Glenconon affording uninterrupted views across to the Fairy Glen and Uig Bay. The property has been well maintained and upgraded by the current owners and is presented in walk-in condition. Upgrade works include the installation of new, fitted kitchen, utility room and shower room.

Set out over two floors the accommodation within comprises of conservatory, hallway, lounge, dining room, kitchen, utility room, shower room and family bathroom on the ground floor. The first floor hosts a landing, box room/study and two double bedrooms. In addition the property benefits from UPVC double glazing throughout, multi-fuel stove in the lounge and oil fired central heating.

Externally, the property sits within fully enclosed garden grounds. The garden grounds to the front are well maintained with neat areas of lawn and attractive patio area. The rear garden is sloped in nature and features established shrubs and bushes. To the side is a detached outbuilding with parking available on the gravel driveway.

8 Glenconon would make a lovely family home in a peaceful setting and viewing is highly recommended to fully appreciate the offering.



Conservatory (14' 6.41" x 11' 8.94") or (4.43m x 3.58m)

Bright triple aspect conservatory boasting panoramic views across to the Fairy Glen and Uig Bay. Wood flooring. Half Glazed UPVC door to side aspect. Frosted door through to hallway

Hallway (9' 4.6" Max x 13' 6.2" Max) or (2.86m Max x 4.12m Max)

Hallway providing access to conservatory, lounge, dining room and bathroom with stairs leading to first floor. Carpeted. Wallpaper.

Dining Room (18' 6.44" Max x 10' 7.95" Max) or (5.65m Max x 3.25m Max)

Spacious dining room with bay window to front aspect boasting views over the Fairy Glen. Could be utilised as a double bedroom. Carpeted. Wallpaper.

Bathroom (8' 7.15" Max x 6' 0.83" Max) or (2.62m Max x 1.85m Max)

Modern family bathroom comprising W.C., vanity wash hand basin and jacuzzi bath with mains shower over. Frosted window to rear elevation. Heated towel rail. Extractor fan. Tiled floor and walls.

Lounge (18' 6.44" Max x 10' 7.56" Max) or (5.65m Max x 3.24m Max)

Spacious lounge with bay window to the front elevation affording views towards the Fairy Glen and Uig Bay. Multi-fuel stove with slate hearth. Carpeted. Painted. Access to kitchen and hallway.

Kitchen/Diner (13' 8.57" Max x 15' 10.94" Max) or (4.18m Max x 4.85m Max)

Modern fitted kitchen with a good range of wall and base units with contrasting worktops over. Composite single bowl sink and drainer. Integrated oven, microwave and 4-ring hob with extractor over. Integrated fridge freezer and dishwasher. Window to rear elevation and patio doors to front elevation leading out to patio area. Space for dining table and chairs. Karndean flooring. Painted. Loft access and consumer unit housing. Access to utility room and lounge.

Utility Room (12' 4.82" x 8' 11.09") or (3.78m x 2.72m)

Utility room fitted with floor units with worktop over. Stainless steel sink and drainer. Space for white goods. Dual aspect windows to side and rear elevation. Fully glazed UPVC door to the rear elevation. Loft access. Karndean flooring. Painted in neutral tones. Doors to shower room and kitchen.

Shower Room (8' 9.91" x 4' 2.79") or (2.69m x 1.29m)

Modern shower room comprising of W.C, vanity sink and walk-in shower (electric). Frosted window to side elevation. Chrome heated towel rail. Electric under floor heating. Wet wall and tile flooring. Extractor fan.

Landing (8' 2.03" Max x 7' 3.8" Max) or (2.49m Max x 2.23m Max)

Landing with window to rear elevation. Access to two double bedrooms and box room. Built in storage cupboard. Loft access. Carpeted. Wallpaper.

Bedroom 1 (11' 5.79" Max x 11' 8.16" Max) or (3.50m Max x 3.56m Max)

Double bedroom with window to the front elevation. Built in mirrored wardrobes. Built in storage cupboards. Carpeted. Wallpaper.

Bedroom 2 (10' 7.17" x 11' 3.04") or (3.23m x 3.43m)

Double bedroom with window to front elevation. Built in mirrored wardrobes. Carpeted. Painted.

Box Room (8' 2.43" x 7' 1.43") or (2.50m x 2.17m)

Currently used as a study. Small single bedroom with window to front elevation. Carpeted. Painted.

Outbuilding (14' 4.05" x 12' 3.24") or (4.37m x 3.74m)

Detached block built outbuilding with window to front elevation and pedestrian door to side. Oil boiler housing. Light and power. Concrete floor.

Garden

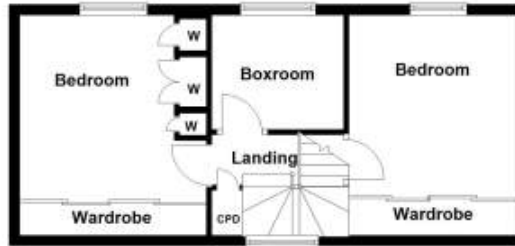
Neat and well maintained garden grounds. Fully enclosed grounds that are mainly laid to lawn with established shrubs and bushes. Patio area to the front boasting sea and Fairy Glen views. Parking is provided on the gravel driveway to the side of the property.



Ground Floor



First Floor



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		85	(81-91) B		
(69-80) C			(69-80) C		74
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	33		(21-38) F	29	
(1-20) G			(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.