

Garbh Reisa, 17 Earlish, Portree, Isle of Skye, IV51 9XL
Offers Over £245,000

17, Earlish, Portree, Isle of Skye, IV51 9XL

Garbh Reisa is a characterful former croft house occupying an enviable position within the tranquil township of Earlish affording views over the surrounding croft land. The property has been well maintained by the current owner and is presented in walk-in condition.

- Detached Property
- Rural Location
- Private Garden Grounds
- Garage Workshop
- Double Glazing
- Oil Central Heating
- Log Burner

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

Garbh Reisa is a characterful former croft house occupying an enviable position in the tranquil township of Earlish affording views over the surrounding croft land. The property offers spacious accommodation which has been well maintained by the current owner and is presented in walk-in condition.

Set out over two floors the accommodation within comprises of entrance porch, hallway, lounge, kitchen, utility porch, bathroom, and bedroom on the ground floor. Upstairs are two further bedrooms and a box room. The property further benefits from UPVC double glazing, oil fired central heating and a log burner in the lounge. There is an attached garage with power which provides plenty of space for a workshop.

Externally the property is set within generous, wraparound garden grounds which are mainly laid to lawn extending to approximately 0.5 acres or thereby (to be confirmed by title deed). A gravel driveway provides parking space for several vehicles. The garden also hosts a block construction storage shed and a static caravan providing additional living space. To the side of the property a public footpath leads to a quiet beach and offers stunning views over the bay.

Other than a few personal items the majority of the furniture is available by separate negotiation.

Garbh Reisa would make a great family home



Entrance Porch (8' 9.12" x 6' 3.2") or (2.67m x 1.91m)

Bright, welcoming entrance porch with upvc window to front and windows to side. Timber flooring. Painted and wallpapered. Access to hall. Window into lounge.

Hallway (8' 11.48" x 3' 8.09") or (2.73m x 1.12m)

Hallway providing access to lounge, bathroom and bedroom. Carpeted. Wallpapered. Stairs to upper floor.

Lounge (21' 11.39" x 11' 0.68") or (6.69m x 3.37m)

Spacious lounge with windows to front and side affording view to garden. Ornate stone fireplace with inset log burner. Snug area with space for a dining table. Carpeted. Wallpapered. Access to kitchen.

Kitchen (11' 5.79" x 10' 7.17") or (3.50m x 3.23m)

Spacious dining kitchen with a good range of wall and floor units. Integrated dish washer and oven with five-ring gas hob and extractor hood. Window to rear with view over garden. One and a half bowl sink and drainer. Vinyl flooring. Wallpapered. Loft hatch. Access to porch.

Porch (8' 8.72" x 5' 2.2") or (2.66m x 1.58m)

Porch to side of property with tiled flooring and windows to side and rear. Upvc door to front. Oil boiler. Space for white goods. Painted. Modern v-lining to ceiling.

Bedroom 1 (11' 5.79" x 13' 5.81") or (3.50m x 4.11m)

King size bedroom with window to front giving view to garden. Fireplace with tiled hearth and surround. Carpeted. Wallpapered.

Bathroom (9' 6.96" x 5' 1.81" Max) or (2.92m x 1.57m Max)

Family bathroom comprising W.C., pedestal wash hand basin and bath with electric shower over. Heated towel rail. Frosted window to rear. Tiled walls. Vinyl flooring.

Bedroom 2 (11' 11.7" x 14' 3.65") or (3.65m x 4.36m)

King size bedroom with window to front boasting views over the garden and the surrounding croft land. Carpeted. Wallpapered. High, coombed ceiling.

Bedroom 3 (11' 8.94" x 14' 3.26") or (3.58m x 4.35m)

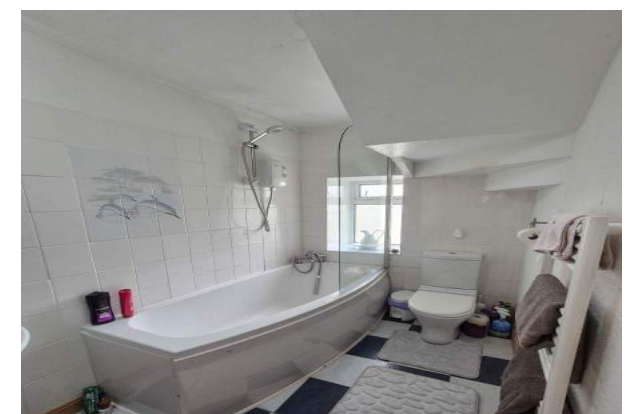
King size bedroom with window to front with views over garden and surrounding croft land. Carpeted. Wallpapered. Coombed ceiling with modern v-lining to centre.

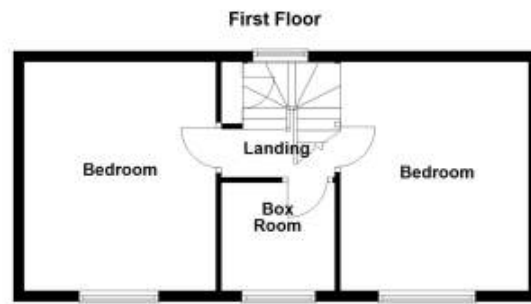
Box Room (6' 9.1" x 7' 1.04") or (2.06m x 2.16m)

Small single bedroom with window to front. Carpeted. Wallpapered.

Garage (17' 2.3" x 15' 10.94") or (5.24m x 4.85m)

Large garage / workshop with power. Concrete floor. Windows to rear and side.





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		94	(92+) A		
(81-91) B			(81-91) B		84
(69-80) C			(69-80) C		
(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.