



The Cottage, 1 Borreraig Parks, Dunvegan, Isle Of Skye, IV55 8ZX
Offers Over £175,000

ISLE OF SKYE
ESTATE AGENCY

The Cottage, 1 Borreraig Parks, Dunvegan, Isle Of Skye, IV55 8ZX

The Cottage, 1 Borreraig Parks is a charming one bedroom cottage set in the rural crofting township of Borreraig boasting stunning sea views over Loch Dunvegan to the Coral Beaches and the Waternish Peninsula beyond.

- Traditional Cottage
- One Bedroom
- 5 Acres of Land
- Private Setting
- Multi Fuel Stove
- Sea views towards Coral Beach

Services

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

Tenure

Freehold

Council tax

Band A

Property Description

1 Borreraig Parks is a traditional cottage located in a peaceful setting boasting far reaching views towards Loch Dunvegan and the Coral Beaches. The property is set within generous garden grounds extending to approximately 1.18 acres with an additional 4 acres of owner occupied croft. The property would benefit from a degree of renovation and modernisation works however still retains much of it's character and charm with original features such as v-lining, deep window sills and sash windows.

The accommodation within comprises of: entrance hallway, lounge, kitchen, sunroom and bathroom on the ground floor. The first floor hosts an attic room which is currently used as a double bedroom. The property further benefits from double glazing, open fire in the lounge and multi-fuel stove in the kitchen.

Externally, the property is positioned within large garden grounds which extend to approximately 1.18 acres or thereby (to be confirmed by title). In addition to the garden grounds is a 4 acre owner occupied croft which extends the the side and front of the property down to the township road. The property is accessed via a shared driveway with parking available to the side of the cottage.

The Cottage, 1 Borreraig Parks is a truly charming and characterful property which would make a lovely home or holiday retreat in a secluded setting.



Entrance Hall (10' 2.83" Max x 8' 9.91" Max) or (3.12m Max x 2.69m Max)

T-shaped entrance hallway providing access to the kitchen and lounge. Timber door to front elevation and windows to side elevation. Consumer unit housing. Concrete floor. Painted walls.

Lounge (13' 6.6" x 10' 0.47") or (4.13m x 3.06m)

Dual aspect lounge with windows to the front and rear elevations. Open fireplace with cast iron surround and wooden mantle with slate hearth. Carpeted floors and painted walls.

Kitchen (13' 2.66" x 10' 4.41") or (4.03m x 3.16m)

Kitchen with a limited range of base units. Stainless steel sink and drainer. Freestanding electric oven and hob. Window to front elevation. Multifuel stove with tile hearth. Wood flooring. Partially v-lined and painted walls.

Inner Hall (5' 3.78" x 5' 6.14") or (1.62m x 1.68m)

Inner hall providing access to sun room, kitchen and bathroom with stairs to attic room. Wood flooring with painted walls.

Sun Room (17' 0.33" x 11' 5.01") or (5.19m x 3.48m)

Bright and spacious triple aspect sun room with windows to the side and rear elevations. Fully glazed door to the side elevation. Wood flooring with painted walls.

Bathroom (7' 8.13" Max x 8' 9.91" Max) or (2.34m Max x 2.69m Max)

Bathroom comprising W.C., wash hand basin and bath. Window to rear elevation. Tiled splashback at bath and wash hand basin. Under stairs storage. Wood flooring with painted walls.

Attic room (29' 4.36" x 12' 7.97") or (8.95m x 3.86m)

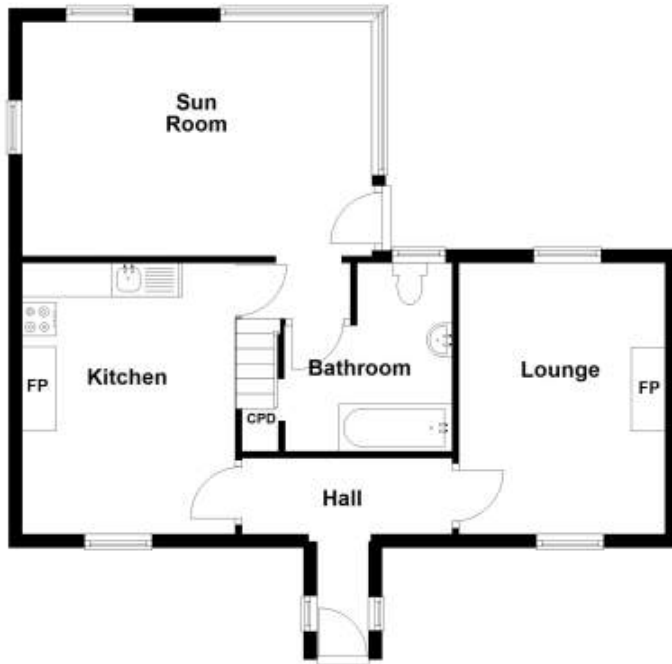
Attic room currently used as a bedroom. Two Velux windows to the front elevation and two Velux windows to the rear. Coombed ceiling. Built in storage housing the hot water tank. Wood flooring with painted walls.

External

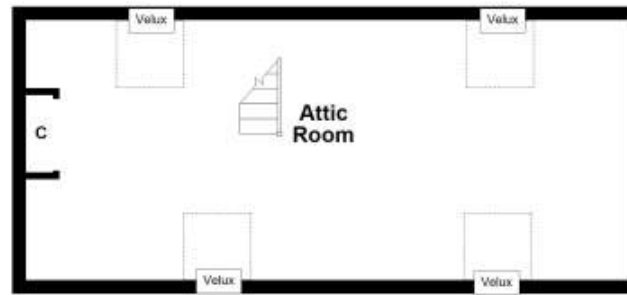
Externally, the property sits within large decrefted garden grounds extending to approximately 1.18 acres or thereby (to be confirmed by title deed). To the front and side of the property is an additional 4 acres, or thereby, of owner occupied croft land. A shared access driveway leads to the property with parking available to the side of the cottage.



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			(81-91) B		86
(69-80) C			(69-80) C	69	
(55-68) D		66	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	18		(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.