



23 Fasach, Glendale, Isle Of Skye, IV55 8WP  
Offers Over £275,000



# 23 Fasach, Glendale, Isle Of Skye, IV55 8WP

23 Fasach is a well presented three bedroom property located in the picturesque crofting township of Fasach occupying an elevated position set within extensive garden grounds.

- Detached House
- Three Bedrooms
- Private Setting
- Large Garden Grounds
- Electric Storage Heating
- Double Glazing

## Services

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

## Tenure

Freehold

## Council tax

Band C

## Property Description

23 Fasach is a delightful three bedroom property located in a peaceful and private setting in Fasach conveniently located within commuting distance of Dunvegan and Portree. The property has been well maintained and upgraded by the current owners and is presented in walk-in condition with bright and spacious living accommodation.

The bright and airy accommodation within is set out over two floors and comprises of entrance hallway, lounge, kitchen/dining room, utility room, shower room and bedroom on the ground floor with two bedrooms and bathroom located on the first floor. The property further benefits from UPVC double glazing throughout, electric heating and delightful garden grounds.

Externally, the large fully enclosed garden grounds host a number of areas of lawn with attractive flowerbeds, with established shrubs, bushes and woodland. The gardens also features a waterfall and burn that runs along the Eastern boundary. Parking is available on the tarmac driveway to the front of the property.

23 Fasach presents a wonderful opportunity to purchase a lovely family home in a private setting and must be viewed to fully appreciate what is on offer.



**Entrance Hall (21' 10.2" Max x 5' 10.08" Max) or (6.66m Max x 1.78m Max)**

Welcoming entrance hallway accessed via a half glazed UPVC door the the side elevation. Window to the front elevation. Access to lounge, kitchen/diner, shower room and bedroom. Carpeted stairs leading to the first floor. Carpeted floors. Painted in neutral tones.

**Lounge (18' 9.98" Max x 11' 11.7" Max) or (5.74m Max x 3.65m Max)**

Bright and spacious triple aspect lounge with windows to the front and side elevations. Fireplace with gas fire. Painted in neutral tones. Carpeted floors.

**Kitchen/Diner (20' 0.16" x 10' 0.08" ) or (6.10m x 3.05m)**

Triple aspect kitchen/diner with windows to the front, rear and side elevations. Country style fitted kitchen with a good range of wall and base units with contrasting worktop over. Belfast sink. Integrated dishwasher, fridge, freezer, electric oven and hob with extractor over. Ample space for dining table and chairs. Doors to hallway and utility room. Painted in neutral tones. Wood flooring.

**Utility Room (11' 8.16" Max x 6' 8.31" Max) or (3.56m Max x 2.04m Max)**

Stable style UPVC door with bespoke stained glass panel provides access to the utility room. Base units with worktop over. Space for white goods. Window to front elevation. Built in storage cupboard. Loft hatch. 6 pane glass door to kitchen diner. Laminate flooring. Painted in neutral tones.

**Bedroom 1 (11' 10.52" Max x 7' 3.4" Max) or (3.62m Max x 2.22m Max)**

Dual aspect bedroom with windows to the side and rear elevations. Currently used as a craft room. Built in storage cupboard housing the consumer unit. Carpeted floors. Painted in neutral tones.

**Shower Room (4' 3.57" x 6' 11.86" ) or (1.31m x 2.13m)**

Modern shower room comprising W.C., vanity basin and corner shower unit with mains shower. Frosted window to rear elevation. Respatex wet wall at shower. Vinyl flooring. Painted in neutral tones.

**Landing (13' 8.96" Max x 5' 11.65" Max) or (4.19m Max x 1.82m Max)**

Access to two bedrooms and bathroom. Storage in the eves. Carpeted flooring. Painted in neutral tones.

**Bedroom 2 (12' 2.46" x 12' 3.64" ) or (3.72m x 3.75m)**

Dual aspect double bedroom with windows to the front and side elevations. Painted in neutral tones. Carpeted flooring.

**Bedroom 3 (11' 9.73" x 12' 2.46" ) or (3.60m x 3.72m)**

Double bedroom with window to the front elevation. Built in storage. Carpeted flooring. Painted in neutral tones.

**Bathroom (11' 1.86" Max x 5' 10.08" Max) or (3.40m Max x 1.78m Max)**

Modern family bathroom comprising W.C., wash hand basin and bath. Window to front elevation. Chrome heated towel rail. Extractor fan. Tiled splash back. Painted in neutral tones. Vinyl flooring.

**Outbuilding (4' 0.03" x 4' 9.09" ) or (1.22m x 1.45m)**

Outhouse with UPVC door. Hot water tank housing. Electricity. Painted walls.

**External**

23 Fasach is set within generous garden grounds extending to approximately 2 acres or thereby(to be confirmed by title deed). The fully enclosed garden grounds host a number of mature trees, shrubs and bushes, there is also a waterfall and burn within the garden grounds. A private driveway leads to the property and provides ample parking to the front and side of the property. The garden hosts a timber garden shed and outhouse which houses the hot water tank.

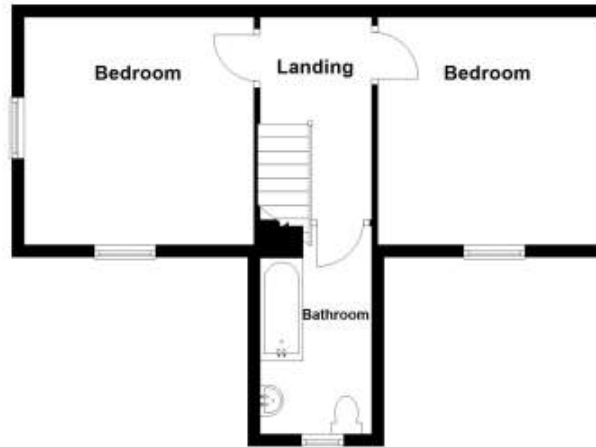




Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		85
(69-80) <b>C</b>		71	(69-80) <b>C</b>	79	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	45		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.