



9 Digg, Staffin, Isle of Skye, IV51 9LA
Offers Over £230,000

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9 Digg is a substantial detached 5 bedroom property set in private garden grounds in the crofting township of Digg on Skye's beautiful Trotternish peninsula, boasting views towards Staffin Bay.

- Detached Property
- Rural Location
- Off Road Parking
- Outbuilding and Garage
- Double Glazing
- Electric Central Heating
- 0.4 acres of garden (or thereby)

Services

Mains Electric, Mains Water, Drainage to septic tank

Tenure

Freehold

Council tax

Band D

Property Description

9 Digg is a substantial detached 5 bedroom property set in private garden grounds in the crofting township of Digg, Staffin on Skye's beautiful Trotternish peninsula, boasting views towards Staffin Bay and the mainland beyond.

Set within generous garden grounds of approximately 0.4 acres (0.178ha) or thereby (to be confirmed by title deeds), the property comprises; entrance vestibule, hall, lounge, kitchen, bathroom, study/office, and three bedrooms on the ground floor. On the upper floor is a landing and two further bedrooms. There is also a large attic store room with a window to the front affording a sea view. The property benefits from double glazing, an open fire in the lounge and electric storage heating. There is an oil-fired Rayburn in the kitchen which also heats the water. The water can also be heated via an immersion switch.

Externally, the property sits in generous garden grounds which are mainly laid to grass with mature bushes, trees and shrubs. The property affords stunning views towards Staffin Bay to the front and the Trotternish to the rear. A large, detached outbuilding and lean-to garage are located to the side of the property and offer development potential. Parking is provided to the front of the building for several vehicles.

Although in need of a degree of modernisation, 9 Digg will make a fantastic family home in a beautiful part of Skye.



Vestibule (4' 5.15" x 4' 5.15") or (1.35m x 1.35m)
Half-glazed (frosted) uPVC door. Carpeted. Painted. Two-pane frosted door gives access to hallway.

Hallway (19' 4.28" x 11' 8.16") or (5.90m x 3.56m)
L-shaped hallway giving access to all ground floor rooms. Carpeted. Wallpapered. Stairs lead to upper floor.

Kitchen (18' 8.8" Max x 10' 3.62") or (5.71m Max x 3.14m)

Large, dining kitchen with window to rear with view of garden and towards the Trotternish Ridge. Good amount of floor units with contrasting worktop over. Vinyl flooring and wallpaper. Two storage cupboards. Oil-fired Rayburn which heats the water.

Lounge (18' 4.87" x 11' 8.55") or (5.61m x 3.57m)
Spacious, dual aspect lounge with picture window to front boasting sea views. Carpeted, Wallpapered. Open fire place with tiled hearth and surround.

Shower Room (7' 7.34" x 6' 0.83") or (2.32m x 1.85m)

Comprising W.C., pedestal wash hand basin and disabled access shower unit with electric Mira Advance shower. Frosted window to rear. Vinyl flooring and wallpaper. Extractor fan. Wet wall at shower.

Bedroom 1 (12' 8.76" x 11' 8.55") or (3.88m x 3.57m)

Double bedroom with window to front. Carpeted. Wallpapered. Built in Wardrobe. Sea View.

Bedroom 2 (11' 0.68" x 11' 8.55") or (3.37m x 3.57m)

Double bedroom with window to rear affording view to garden. Carpeted. Wallpapered. Built in wardrobe.

Bedroom 3 (11' 8.55" x 9' 5.39") or (3.57m x 2.88m)

Double bedroom with window to front affording a sea view. Carpeted. Wallpapered.

Office (7' 10.49" x 7' 4.19") or (2.40m x 2.24m)
L-shaped office space with window to rear. Carpeted. Under stair storage cupboard.

Landing (14' 10.74" x 7' 7.34") or (4.54m x 2.32m)

Landing providing access to two double bedrooms and large store room. Carpeted. Painted.

Bedroom 4 (16' 10.76" x 11' 1.07") or (5.15m x 3.38m)

Large double bedroom with window to side. Built in wardrobe. Coombed ceiling. Bare, chipboard flooring. Painted.

Bedroom 5 (10' 7.56" x 9' 4.6") or (3.24m x 2.86m)

Double bedroom with window to front boasting beautiful sea views. Bare, chipboard flooring. Painted. Built in wardrobe.

Attic room (23' 1.95" x 18' 7.62") or (7.06m x 5.68m)

Large attic store room with window to front affording a sea view. Storage cupboard. Hot water cylinder. Chimney breast runs through the middle of the room.

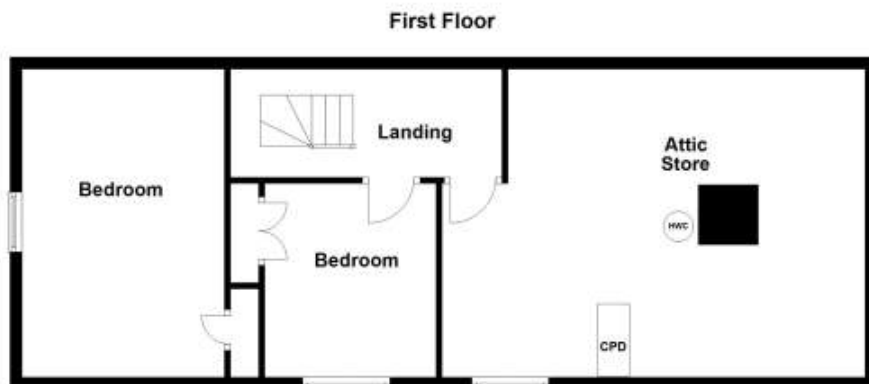
Outbuilding (34' 3.42" x 13' 4.24") or (10.45m x 4.07m)

Outbuilding offering potential for redevelopment subject to planning approval. This was the original home on the site and has a lean-to garage/car port attached. Parking is provided to the front.

Garden

9 Digg is set within garden grounds extending to approximately 0.4 acres, or thereby (to be conformed by title deed). The front garden is laid to grass and is surrounded by a mature hedge and planted with shrubs and bushes. The rear garden is grass and part has been left wild to attract wildlife. Views are afforded from both front and rear gardens. Withing the garden grounds is the original house which may offer the opportunity for redevelopment subject to the correct planning consents.





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		96
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C	77	
(55-68) D			(55-68) D		
(39-54) E	45		(39-54) E		
(21-38) F			(21-38) F		
(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.