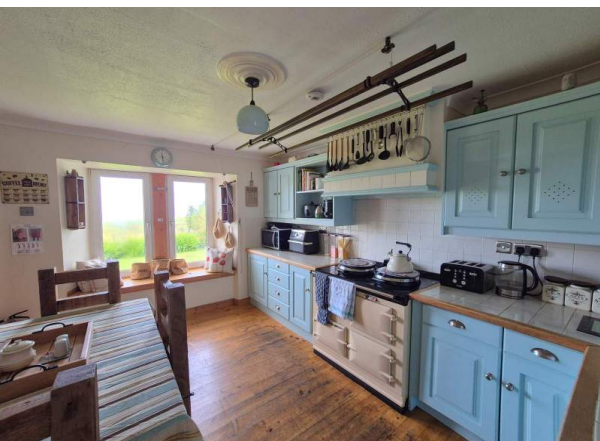




8 Herbusta, Kilmuir, Isle of Skye, IV51 9YX
Offers Over £225,000

8 Herbusta, Kilmuir, Isle of Skye, IV51 9YX

8 Herbusta is a delightful two bedroom cottage set in the beautiful countryside of north Skye affording widespread views over the surrounding land towards the Little Minch and Western Isles

- Rural Location
- Whitewashed Cottage
- Beautiful Sea Views
- Private Garden

Services

Mains Electric, Mains Water, Drainage to septic tank

Tenure

Freehold

Council tax

Band C

Property Description

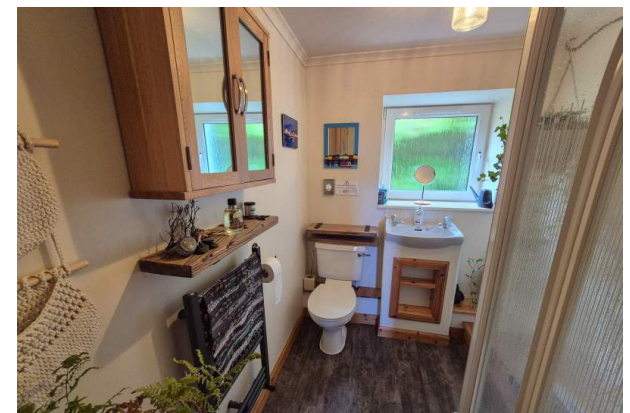
8 Herbusta is a delightful two bedroom cottage set in the beautiful countryside of north Skye affording widespread views over the surrounding land towards the Little Minch and Western isles

8 Herbusta is a bright and airy cottage presented in walk in condition and retains some traditional features such as v-lining, 1/4 panel wooden doors and wooden flooring. The property also benefits from UPVC double glazing throughout, oil-fired central heating and a log burner in the lounge with a slate hearth and wooden mantle. There is an Aga in the country style kitchen and ample storage throughout. The property is a short drive from the village of Uig where facilities include shops, petrol station, restaurants and it is the main ferry port for the Outer Hebrides.

The property is set with in mature, well maintained garden grounds which are accessed via several steps from the parking area. There are storage sheds in the garden for lawnmowers, etc.

8 Herbusta is a lovely home or would make an ideal holiday let property in a quiet, countryside location.

Other than personal items, the furniture is available by separate negotiation.



Entrance Porch (4' 10.66" x 4' 9.48") or (1.49m x 1.46m)

Bright porch with UPVC half glazed door and windows to front and side. Carpeted. Painted. A timber door provides access to the hall.

Hallway (14' 5.23" x 8' 9.91" Max) or (4.40m x 2.69m Max)

Spacious hall providing access to kitchen, lounge and shower room. Under stair storage cupboard. Laminate flooring. Painted in a neutral tone. Stairs to first floor. Consumer unit.

Lounge (13' 3.45" x 11' 2.25") or (4.05m x 3.41m)

Cosy, bright lounge with window to front affording view to the garden. Feature log burner with slate hearth and wooden mantle. Laminate flooring. Painted in a neutral tone.

Kitchen/Diner (14' 11.13" x 10' 3.62") or (4.55m x 3.14m)

Country style dining kitchen with window to front giving a view over the garden. Good range of wall and floor units. Feature Aga. Tastefully decorated. Timber flooring. Access to utility room.

Shower Room (9' 1.84" x 5' 11.26") or (2.79m x 1.81m)

Modern shower room comprising W.C., vanity wash hand basin and shower cubicle with electric shower. Frosted window to rear. Vinyl flooring. Painted in a neutral tone.

Utility Room (9' 10.9" x 9' 10.9") or (3.02m x 3.02m)

Spacious utility room with a range of wall and floor units. Space for white goods. Window to rear with view of garden. UPVC door to garden. Stainless steel sink and drainer. Tiled at back splash. Oil boiler.

Bedroom 1 (13' 1.09" x 11' 3.83") or (3.99m x 3.45m)

Double bedroom with window to front affording beautiful views over garden and towards the Minch. Timber flooring. Painted.

Bedroom 2 (13' 1.09" x 10' 5.59") or (3.99m x 3.19m)

Double bedroom with window to front boasting views over the garden towards the Minch. Painted in modern tones. Timber flooring. Storage cupboard.

Bathroom (5' 5.75" x 6' 1.23") or (1.67m x 1.86m)

Comprising W.C., pedestal wash hand basin and bath. Velux window to front with views towards the Minch. Vinyl flooring. Wood panelling to dado height.

Garden

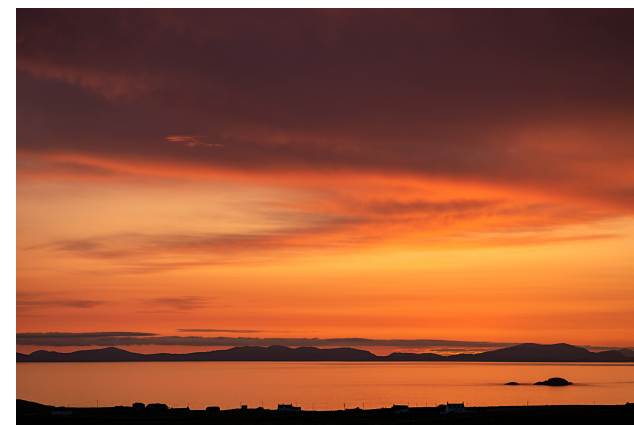
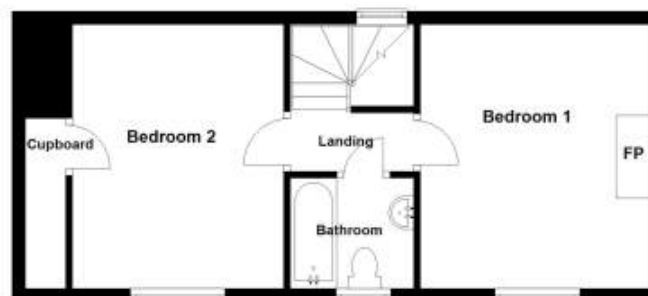
Fully enclosed garden grounds wrap around the property and are mainly laid to grass with mature planting and trees. There is a gravel parking area with room for one car accessed via a metal gate.



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		
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D		58
(39-54) E	49		(39-54) E	45	
(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.