



7 Halistra, Hallin, Waternish, Isle of Skye, IV55 8GL.
Offers Over £190,000

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7 Halistra is a detached two bedroom property set within private garden grounds in the picturesque crofting township of Hallin, Waternish. Occupying an elevated position the property boasts far reaching sea views over The Minch out towards The Outer Hebrides beyond.

- Detached House
- Two Bedrooms
- Sea Views
- Private Gardens
- Rural Location
- Off Street Parking
- Multi-fuel Stove & Double Glazing

Services

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

Tenure

Freehold

Council tax

Band D

Property Description

7 Halistra is detached property set in the scenic township of Hallin, conveniently located close to the village of Dunvegan and all amenities on offer. Sitting in private garden grounds affording uninterrupted sea views across the Minch and the Outer Isles beyond. Although in need of a slight degree of modernisation the property would make a lovely home in a stunning setting.

The accommodation is set out over two levels and comprises of a entrance hallway, lounge, kitchen, bedroom and shower room on the ground floor. Upstairs is a small landing, shower room and a generous size double bedroom. The property further benefits from solid fuel heating, UPVC double glazing and ample built in storage.

Externally, the property is set within fully enclosed garden grounds which are mainly laid to lawn with mature shrubs and bushes. Located within the garden grounds are two timber sheds and parking is provided on the gravel driveway to the front of the property.

7 Halistra provides the opportunity to purchase a wonderful home set in a peaceful location boasting widespread sea views and must be viewed to appreciate the setting.



Entrance Hall (16' 5.24" Max x 10' 7.95" Max) or (5.01m Max x 3.25m Max)

A half glazed UPVC door with side panel provides access to the entrance hallway. Window to front elevation. Access to kitchen, lounge, shower room and bedroom one with stairs leading to the first floor. Two built-in storage cupboards. Laminate flooring. Wallpaper.

Lounge (15' 0.71" Max x 11' 4.61" Max) or (4.59m Max x 3.47m Max)

Bright lounge with picture window to the front elevation affording sea views. Multi-fuel stove. Laminate flooring. Painted. Doors off to the kitchen and hall.

Kitchen (11' 5.4" x 10' 10.71") or (3.49m x 3.32m)

Kitchen with a good range of wall and base units. Window to rear elevation. Stainless steel sink and drainer. Freestanding electric oven and hob. Tile splashback. Tile flooring. Painted. Door to hallway and glazed sliding doors to lounge.

Bedroom 1 (9' 6.17" Max x 11' 4.61" Max) or (2.90m Max x 3.47m Max)

Double bedroom with window to the front elevation boasting sea views. Built-in storage cupboard. Laminate flooring. Painted.

Shower Room (6' 7.53" x 7' 10.88") or (2.02m x 2.41m)

Shower room comprising W.C., wash hand basin and disabled access shower unit with electric shower. Frosted window to side elevation. Vinyl flooring. Wet wall at shower enclosure. Partial v-lined/wallpapered walls.

Bedroom 2 (22' 8.83" Max x 16' 1.31" Max) or (6.93m Max x 4.91m Max)

Generous triple aspect double bedroom. Window to side and Velux windows to front and rear elevations affording sea views. Three built-in cupboards (one housing the hot water tank). Carpeted. Wallpaper and painted walls. Loft access.

Shower Room (7' 8.13" x 6' 7.92") or (2.34m x 2.03m)

shower room comprising W.C., wash hand basin and shower cubicle with electric shower. Wet wall to shower enclosure. Velux window to front elevation. Laminate flooring. Partial v-lined/painted walls.

Garden

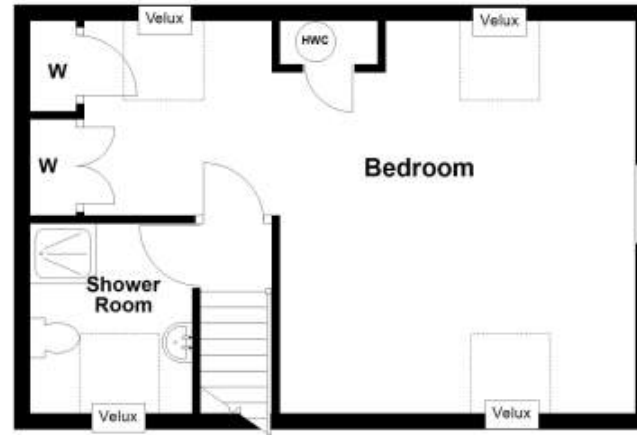
7 Halistra sits within fully enclosed garden grounds. The garden grounds are mainly laid to lawn with established shrubs and bushes. The grounds are currently overgrown and care should be taken when walking around the grounds as they are uneven under foot. Off street parking would be available on the gravel driveway once cleared. Within the grounds are two timber sheds.



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		85	(81-91) B	81	90
(69-80) C			(69-80) C		
(55-68) D	58		(55-68) D		
(39-54) E			(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.