



22 Geary, Hallin, Waternish, Isle Of Skye, Highland, IV55 8GQ
Offers Over £390,000

ISLE OF SKYE
ESTATE AGENCY

22 Geary, Hallin, Waternish, Isle Of Skye, Highland, IV55 8GQ

22 Geary is a substantial detached four bedroom property located in the picturesque township of Geary on the Waternish peninsula. Occupying an elevated position the property boasts panoramic sea views across The Minch towards the Outer Isles and the Trotternish peninsula.

- Detached House
- Four Bedrooms
- Sea Views
- Detached Garage
- Private Gardens
- Solid Fuel Underfloor Heating
- Double Glazing

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

22 Geary is a delightful house set within generous garden grounds in the tranquil township of Geary . The property benefits from generously proportioned rooms offering flexible family living and B&B potential.

The generous accommodation within is spread over two floors with the lower level consisting of entrance lobby, hallway, kitchen/dining room, utility room, bathroom and bedroom One. Two staircases grant access to the landing, lounge, three double bedrooms and shower room located on the first floor. The property further benefits from double glazing, solid fuel Aga providing under floor heating to the ground floor and electric panel heaters on the first floor .

Externally the property is set within large, private garden grounds which is mainly laid to grass. Additionally there is a detached garage which has the potential to be converted into additional accommodating subject to obtaining all the necessary consents.

22 Geary would make a wonderful home set in an enviable position with panoramic sea views and must be viewed to fully appreciate the setting.



Lobby (3' 10.06" x 9' 9.72") or (1.17m x 2.99m)

Entrance lobby accessed via a timber external door to the front elevation. Solid tile flooring. Painted in neutral tones. Access to hallway via a half glazed door.

Hallway (21' 9.81" Max x 16' 8" Max) or (6.65m Max x 5.08m Max)

Spacious dual aspect hallway with windows to the front and rear elevation. Access to kitchen/dining room, lobby, bathroom and bedroom one with stairs leading to the first floor. Built in storage cupboard. Solid tile flooring. Painted in neutral tones.

Kitchen/ Dining Room (24' 5.31" Max x 49' 6.09" Max) or (7.45m Max x 15.09m Max)

Bright and spacious kitchen/dining room with windows to the side and front elevations boasting sea views. Patio doors to the front elevation. Fitted kitchen with a range of base units with worktop over. White ceramic double bowl sink with mixer tap. Two ring electric hob. Solid fuel Aga which also provides heating and hot water. Built in larder. Ample space for dinning room table and chairs Access to hallway and utility room with stairs leading to the lounge located on the first floor. Solid tile floor. Painted in neutral tones.

Utility Room (17' 0.72" Max x 8' 6.76" Max) or (5.20m Max x 2.61m Max)

Utility room fitted with a good range of base units with worktop over. Space for white goods. Patio doors to side elevation and half glazed door, also to side elevation. Built-in storage cupboard housing consumer unit. Solid tile flooring. Painted in neutral tones.

Bathroom (10' 6.38" x 9' 4.2") or (3.21m x 2.85m)

White 3 piece suite comprising W.C, wash hand basin and bath. Window to the rear elevation. Chrome heated towel rail. Solid tile flooring. Painted. Extractor fan.

Bedroom 1 (16' 8.39" x 11' 5.4") or (5.09m x 3.49m)

Generous size double bedroom. Dual aspect with windows to the front and side elevation boasting sea views. Solid tile flooring. Painted in neutral tones.

Lounge (24' 8.46" x 11' 9.34") or (7.53m x 3.59m)

Impressive dual aspect lounge with windows to the front and side elevations allowing natural light to flood the room. Floor to ceiling windows to the front elevation and Velux windows to the side elevation offering spectacular sea views across The Minch towards the Outer Isles and the Trotternish peninsula. Solid wood flooring. Painted in neutral tones. Access to fourth bedroom.

Landing (12' 1.67" Max x 10' 0.87" Max) or (3.70m Max x 3.07m Max)

Large landing space which could be utilised as an office space. Dual aspect, windows to front and rear elevations offering sea views. Access to two bedrooms and shower room. Wood flooring. Painted in neutral tones.

Bedroom 2 (11' 3.43" x 11' 9.34") or (3.44m x 3.59m)

Generous double bedroom with window to the front elevation offering sea views. Wood flooring. Painted in neutral tones.

Bedroom 3 (11' 9.73" x 10' 11.5") or (3.60m x 3.34m)

Double bedroom with window to the front elevation affording sea views. Wood floor. Painted in neutral tones. Access to loft space.

Bedroom 4 (11' 9.73" x 8' 6.36") or (3.60m x 2.60m)

Dual aspect double room with window to the rear elevation and Velux window to the side elevation. Wood flooring. Painted in neutral tones. Loft access.

Shower Room (5' 8.9" x 5' 9.29") or (1.75m x 1.76m)

Shower room comprising W.C, wash hand basin and shower cubical with electric shower. Velux window to rear elevation. Partially v-lined/ painted walls. Wood flooring. Extractor fan.

Garage

Detached single car garage with up and over door to front elevation. Pedestrian door and window to the side. Concrete floor. Electricity and water connected. Consumer unit housing.

Garden

22 Geary sits within generous garden grounds which are mainly laid to grass. The substantial grounds also host a detached garage located to the side of the property. Parking is available via the gravel driveway.





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	90
(69-80) C		80	(69-80) C		
(55-68) D	66		(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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		