



16 Geary, Hallin, Isle of Skye, IV55 8GQ
Offers Over £270,000

ISLE OF SKYE
ESTATE AGENCY

Geary, Hallin, Isle of Skye, IV55 8GQ

16 Geary is a spacious, detached, four bedroom bungalow located in the scenic crofting township of Geary on the Waternish peninsula. Set in an elevated position the property boasts beautiful sea views towards the Ascrib Islands and the Outer Isles.

- Detached Property
- Beautiful Views
- Rural Location
- Off Road Parking
- LPG Central Heating
- Four Bedrooms (2 ensuite)

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band E

Property Description

16 Geary is a spacious, detached, four bedroom bungalow located in the scenic crofting township of Geary on the Waternish peninsula. Set in an elevated position the property boasts beautiful sea views towards the Ascrib Islands and the Outer Isles.

16 Geary is a bright and spacious detached four-bedroom bungalow set in an elevated position affording uninterrupted sea views to the Ascrib Isles, Trotternish Peninsula and the Outer Hebrides. Sitting within generous garden grounds the property offers flexible family accommodation with bright, well-proportioned rooms and ample built-in storage space.

The spacious accommodation within comprises of entrance vestibule, hallway, lounge, study kitchen/ diner, utility room, four bedrooms (2 en-suite) and a family bathroom. The property further benefits from UPVC double glazing throughout and LPG central heating.

Externally, the property is set within fully enclosed garden grounds which are mainly laid to lawn with patio area to enjoy the views on offer. The property is accessed via a shared driveway with ample parking available to the side of the property. In addition is a timber shed providing additional storage space. There is ramp access to the rear door leading to the utility room.

16 Geary provides a fantastic opportunity to purchase a substantial family home and must be viewed to appreciate the setting and views on offer.



Entrance Vestibule

Bright, entrance vestibule with glazed UPVC front door and window to front elevation boasting beautiful sea views. Carpeted. Painted. Access to hall 15 pane timber door with glass panel to side.

Hallway

L-shaped hallway giving access to all other rooms. Carpeted. Painted. Loft hatch.

Lounge

Generally sized lounge with windows to front affording stunning views over the garden towards the Ascrib Islands and beyond. Fireplace with inset log burner. Carpeted. Painted. Glazed, 15-pane timber door.

Study

Study / reading room with window to side elevation. Carpeted. Wallpapered.

Kitchen

Large dining kitchen with a good range of wall and floor units. Integrated appliances including oven with gas hob and fridge. Composite sink and drainer with mixer tap. Vinyl flooring. The dining area is carpeted and wallpapered and has patio doors leading to the rear garden.

Utility Room

Utility room with floor & wall units and a storage cupboard which houses the consumer unit. Stainless steel sink and drainer with mixer tap. Tiled at splash back. Window to side elevation and UPVC door to rear. Worcester Bosch LPG boiler. Vinyl flooring.

Shower Room

Shower room comprising W.C., pedestal basin and a disabled access shower. Frosted window to rear. Wet wall at shower. Tiled at basin. Vinyl flooring.

Bedroom 1

Double bedroom with window to front elevation boasting widespread sea views towards. Built in wardrobe. Bare floorboards. Painted. Door to ensuite shower room.

En-suite shower room

En-suite shower room comprising cubicle with electric shower, W.C., and wash hand basin. Tiled walls and flooring. Window. Extractor fan.

Bedroom 2

Single bedroom with window to rear. Built in wardrobe. Carpeted. Wallpapered.

Bedroom 3

Spacious double bedroom with window to front elevation boasting sea views. Built in wardrobe. Carpeted. Wallpapered. Door to en-suite shower room.

En-suite shower room

Comprising cubicle with electric shower, W.C. and wash hand basin. Tiled walls and flooring. Extractor fan.

Bedroom 4

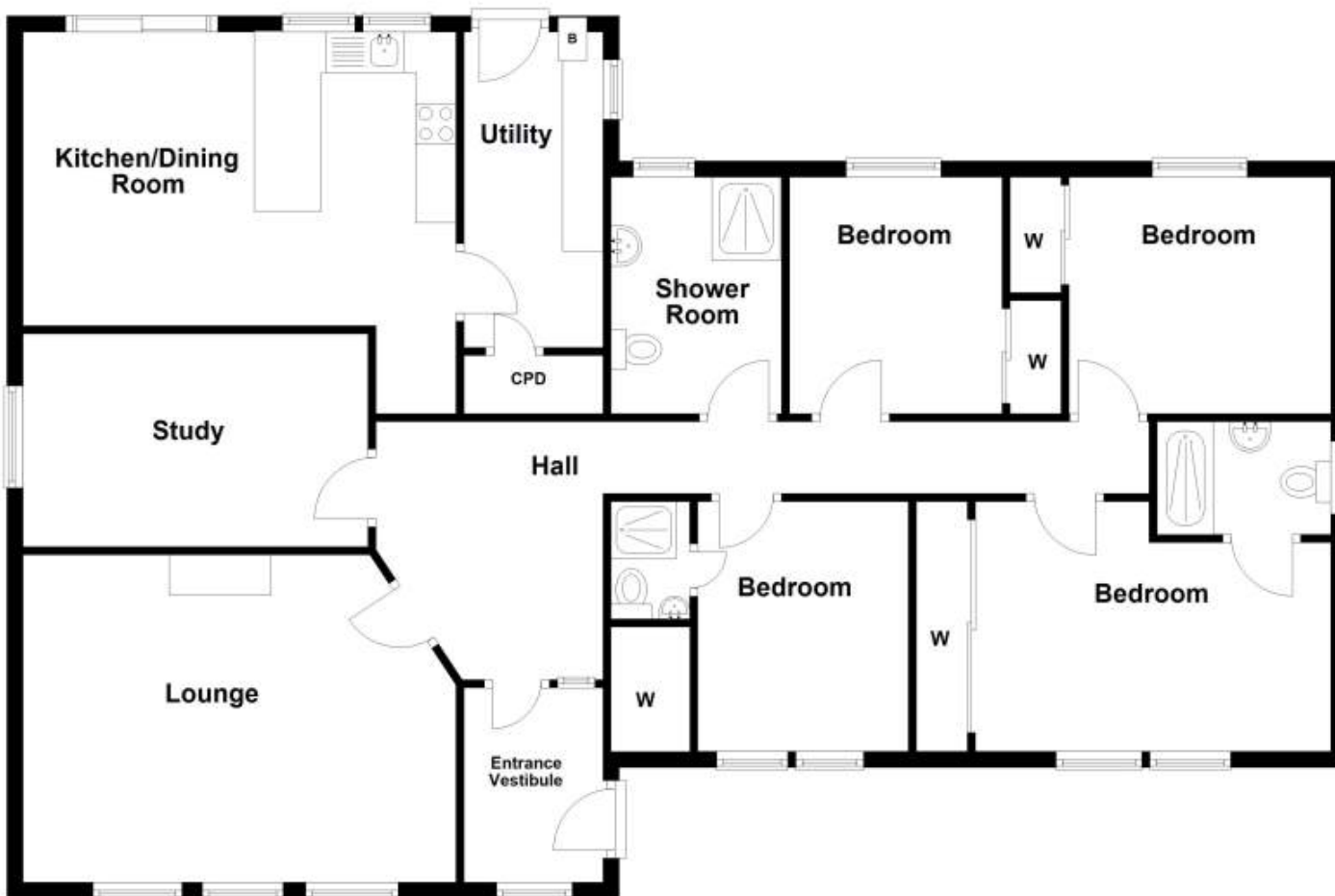
Double bedroom with window to rear. Built in wardrobe. Carpeted. Painted.

Garden

Fully enclosed garden grounds which are mainly laid to lawn with patio area from which to enjoy the views on offer. The property is accessed via a shared driveway with ample parking available to the side of the property. In addition is a timber shed providing additional storage space. There is ramp access to the rear door leading to the utility room.



Ground 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	71	74
(55-68) D		59	(55-68) D		
(39-54) E	52		(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.