



17 Feriniquarrie, Glendale, Isle Of Skye, Highland, IV55 8WN
Offers Over £240,000

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17 Feriniquarrie is a traditional, detached two-bedroom house located in the quiet, scenic township of Feriniquarrie on Skye's north western Duirinish peninsula. The property has been carefully modernised by the current owners and offers the opportunity to buy a home in a much sought after area of the island.

- Detached Property
- Rural Location
- Off Road Parking
- Double Glazing
- Air Source Central Heating
- Private Garden Grounds
- Beautiful Views

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band G

Property Description

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The property within comprises an entrance porch/sun room, hall, kitchen, double bedroom and shower room on the ground floor. Upstairs is a further double bedroom, and open plan landing / lounge area. The property further benefits from UPVC double glazing and air source central heating. A shared driveway leads to the property where parking is provided. The property also has a full fibre broadband connection.

Externally, the property sits in private garden grounds measuring 0.3 acres, or thereby (to be confirmed by title deeds), which are mainly laid to grass. There is vegetable patch for those with green fingers. The shared driveway leads to a gravelled parking area. Views are afforded from the front of the property over the surrounding countryside towards Loch Pooltiel.



Entrance Porch (12' 7.57" x 10' 0.08") or (3.85m x 3.05m)

Bright entrance porch / sun room with UPVC windows to front and side affording views over the garden and surrounding countryside. Slate floor. Access to hall.

Hallway (12' 3.24" x 10' 4.41" Max) or (3.74m x 3.16m Max)

Hallway providing access to Kitchen, bedroom and shower room. Oak flooring. Painted. Stair to upper floor.

Kitchen (12' 3.64" x 8' 11.09") or (3.75m x 2.72m)

Spacious kitchen with a range of floor units and contrasting worktop. Chequerboard, tiled floor. Ceramic two bowl sink and drainer. Windows to front and rear. Open shelving. Cupboard housing air source heating system. Freestanding cooker and fridge freezer.

Bedroom 1 (12' 4.42" x 11' 5.01") or (3.77m x 3.48m)

Double bedroom with oak flooring and a feature, exposed stone wall. Window to front boasting views over countryside. Painted.

Shower Room (6' 11.86" x 8' 2.43") or (2.13m x 2.50m)

Shower room comprising W.C, wash hand basin and walk in shower. Tiled floor and walls. Single glazed window to rear. Storage cupboard with plumbing for a washing machine.

Landing (10' 3.23" x 8' 7.54") or (3.13m x 2.63m)

Providing access to Bedroom two and lounge area. Timber flooring. Velux window to front. Painted. Storage cupboard.

Lounge (11' 9.73" x 9' 0.66") or (3.60m x 2.76m)

Landing with a Velux window to front. Timber flooring. Coombed ceiling. Partly used as a lounge area with window to front. Exposed stone wall. Storage cupboard with consumer unit. Loft hatch. Access to double bedroom.

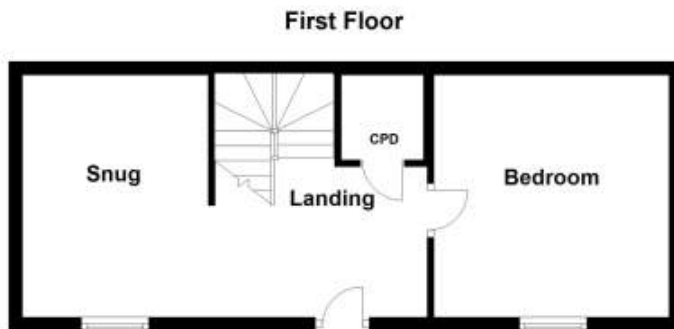
Bedroom 2 (11' 8.55" x 11' 5.4") or (3.57m x 3.49m)

Double bedroom with window to front giving views over the surrounding countryside. Timber flooring. Painted. Coombed ceiling.

Garden

Private, fenced garden mainly laid to grass. Views are afforded over the surrounding land towards Loch Pooltiel.. Parking is provided on the drive.





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		99	(92+) A		99
(81-91) B			(81-91) B	90	
(69-80) C			(69-80) C		
(55-68) D	63		(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.