



Thistle Cottage, 6 Kilmuir Road, Dunvegan, Isle of Skye, IV55 8GU
Offers Over £330,000

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Thistle Cottage is a well presented, detached three bedroom bungalow located in the quiet crofting township of Kilmuir in Dunvegan. Set in an elevated position boasting widespread views over the surrounding croft land, the MacLeod's Tables and Loch Dunvegan.

- Detached Bungalow
- Three Bedrooms (1 en-suite)
- Oil Fired Central Heating
- Views of The MacLeod's Tables & Loch Dunvegan
- Integral Garage
- Ideal Family Home
- Private Garden Grounds

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

Thistle Cottage is a generously proportioned detached three double bedroom property set in a peaceful location affording views towards Loch Dunvegan and the MacLeod's Tables. The property is conveniently located in Dunvegan and is close to all the local amenities the Village has to offer. Portree is within easy commuting distance approximately 22 miles away. The property has been well maintained by the current owners offering bright and spacious family living space which is presented in walk in condition with light and neutral décor throughout.

The accommodation within comprises of; entrance vestibule, hallway, lounge, kitchen diner, sun room, utility room, cloakroom, bathroom, three double bedrooms, one of which has an en-suite shower room and an integral garage. The property further benefits from double glazing, open fire in the lounge and oil fired central heating.

Externally, the property is set within neat and well maintained garden grounds. The grounds are mainly laid to lawn with a decked area to the rear. Ample parking is available on the tarmac driveway to the rear and side of the property. In addition to the garden ground is an owner occupied croft extending to 2.74 acres or thereby (to be confirmed by title deed).

Thistle Cottage would make a beautiful family home and must be viewed to appreciate the standard of accommodation on offer.

Furniture available by separate negotiation.



Entrance Vestibule (5' 4.57" x 5' 11.26") or (1.64m x 1.81m)

A half glazed UPVC door grants access into the vestibule.

Painted in neutral tones. Laminate flooring. 18 pane glass door to hallway.

Hallway (19' 11.76" Max x 16' 8" Max) or (6.09m Max x 5.08m Max)

T-shaped hallway providing access to lounge, kitchen diner, three bedrooms and bathroom. Loft hatch. Laminate flooring. Painted in neutral tones.

Lounge (19' 7.83" Max x 14' 4.44" Max) or (5.99m Max x 4.38m Max)

Bright triple aspect lounge with windows to the side and rear elevation with patio doors to the side leading out to a decked area. Views towards Loch Dunvegan and the MacLeod's Tables. Open fireplace with marble surround and hearth. Laminate flooring. Painted in neutral tones.

Kitchen/Diner (19' 3.89" x 14' 0.11") or (5.89m x 4.27m)

Spacious dining kitchen with a generous range of wall and base units with breakfast bar. Integrated dishwasher, fridge freezer, electric oven and grill, 4-ring gas hob and extractor fan. Stainless steel one and a half bowl sink and drainer. Window to side elevation affording views across to Loch Dunvegan. Ample space for dining table and chairs. French doors to Sunroom and door to utility. Laminate flooring. Painted in neutral tones.

Sun Room (9' 1.84" x 11' 8.55") or (2.79m x 3.57m)

Triple aspect sun room with windows to the front, side and rear elevations boasting views towards Loch Dunvegan and the MacLeod's Tables. Fully glazed door to garden. Vaulted ceiling. French doors to kitchen diner. Painted in neutral tones. Laminate flooring.

Utility Room (9' 11.29" x 5' 10.87") or (3.03m x 1.80m)

Utility room with base units and worktop over. Space for white goods. Half glazed UPVC door to side elevation. Access to integral garage and cloakroom. Tile flooring. Painted in neutral tones.

Cloakroom (5' 11.65" x 3' 9.28") or (1.82m x 1.15m)

Cloakroom comprising W.C. and wash hand basin. Painted in neutral tones. Tile flooring.

Master Bedroom (9' 10.9" Max x 12' 1.67" Max) or (3.02m Max x 3.70m Max)

Master double bedroom with window to the front elevation. Built-in mirrored wardrobes. Laminate flooring. Painted in neutral tones. Door to en-suite shower room.

En Suite (8' 0.06" x 6' 2.41") or (2.44m x 1.89m)

En-suite shower room comprising W.C., vanity wash hand basin and mains shower. Frosted window to front elevation. Extractor fan. Tiled walls. Laminate flooring.

Bedroom 2 (9' 11.29" Max x 12' 1.28" Max) or (3.03m Max x 3.69m Max)

Double bedroom with window to the rear elevation affording views of the MacLeod's Tables. Built-in mirrored wardrobes. Laminate flooring. Painted in neutral tones.

Bedroom 3 (10' 8.35" Max x 8' 0.46" Max) or (3.26m Max x 2.45m Max)

Single bedroom with window to the rear elevation boasting views of the MacLeod's Tables. Built-in mirrored wardrobe. Laminate flooring. Painted in neutral tones.

Bathroom (8' 0.06" x 6' 4.77") or (2.44m x 1.95m)

Family bathroom comprising W.C, bidet, wash hand basin and bath. Frosted window to front elevation. Tiled walls. Tile flooring. Extractor fan.

Integral Garage (19' 6.25" x 11' 4.22") or (5.95m x 3.46m)

Integral single car garage which offers the potential to be converted into additional accommodation if desired which is subject to the usual planning consents. Window to the front elevation. Electric roller garage door to the side elevation. Power and light. Concrete floor. Hot water tank, oil boiler and consumer unit housing. Loft access. Door to utility room.

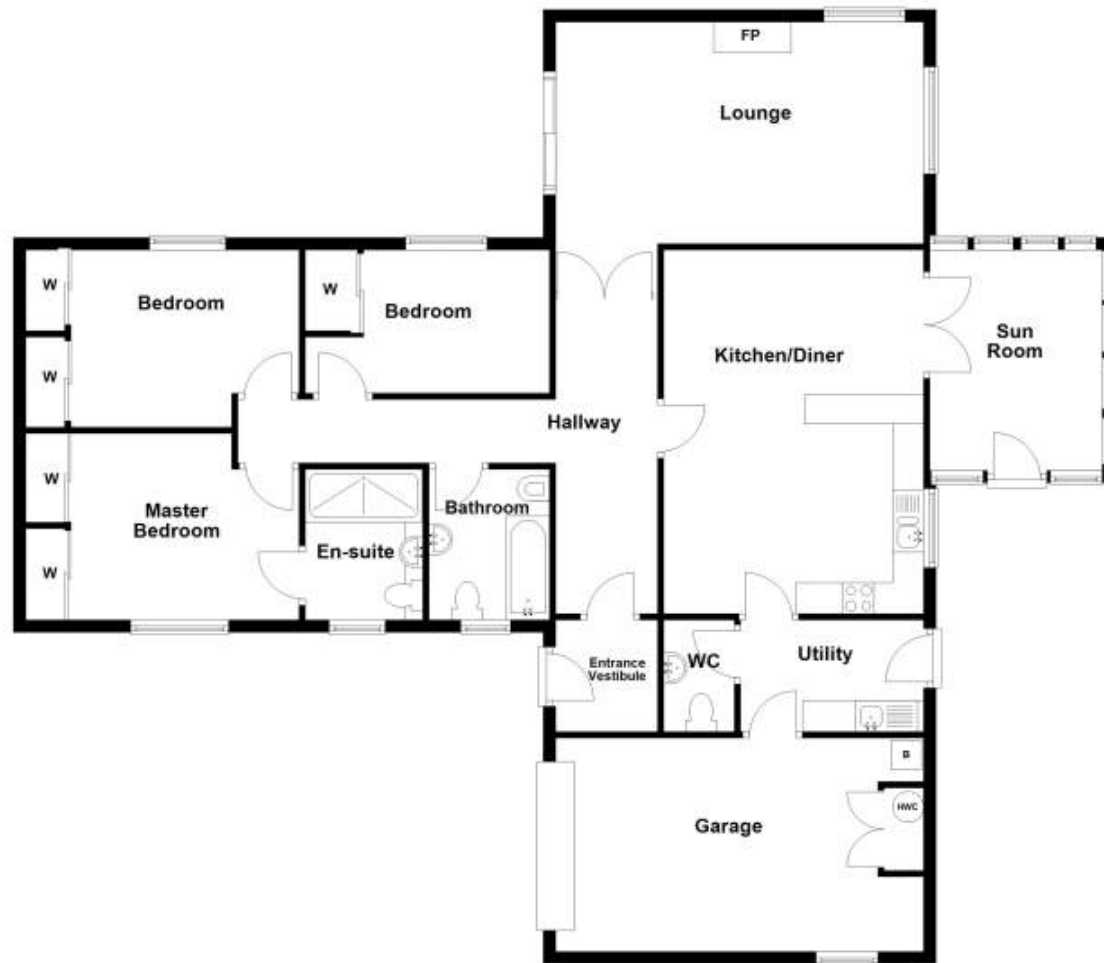
Garden

Thistle Cottage is set within attractive garden grounds which are mainly laid to lawn with with a decked area to the rear. The grounds also host a timber shed located to the side of the property. Ample parking is provided on the tarmac driveway.

In addition to the garden grounds is an owner occupied croft extending to 2.74 acres or thereby (to be confirmed by title deed). The croft land extends down the front of the property and is sloping in nature.



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		84	(81-91) B		
(69-80) C			(69-80) C		70
(55-68) D	66		(55-68) D	65	
(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.