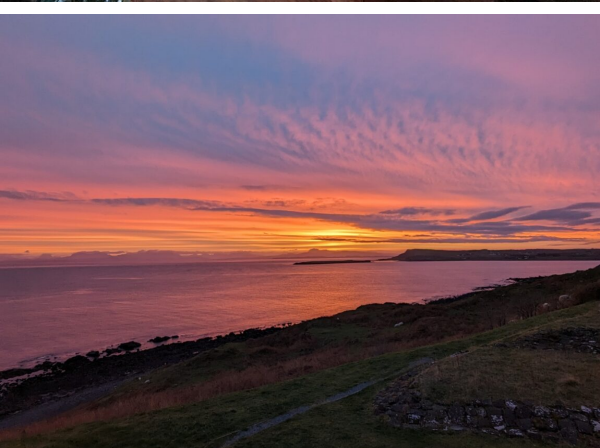




10a Flodigarry, Portree, Isle of Skye, IV51 9HZ
Offers Over £450,000

10a Flodigarry, Portree, Isle of Skye, IV51 9HZ

10a Flodigarry is a superior modern detached four bedroom property set within the peaceful township of Flodigarry boasting panoramic sea views across to Rona and the Mainland.

- Detached House
- Four Bedrooms
- Air Source Heat Pump
- Solar Panels
- Walk-In Condition
- Uninterrupted Sea Views
- Detached Outbuilding
- Outdoor Sauna

Services

Mains Electric, Mains Water. Drainage by way of septic tank. Air Source Heat Pump and Solar Panels.

Tenure

Freehold

Council tax

Band E

Property Description

10a Flodigarry is an exceptionally well presented property finished to a high standard boasting high quality fittings and fixtures and finished with contemporary décor throughout. In addition the property further benefits from solar panels, air source heat pump, open fire in the lounge, UPVC double glazing with triple glazed doors and generous garden grounds hosting a detached outbuilding offering the potential to be converted into additional accommodation.

The accommodation within is spread over two floors with the lower level consists of a welcoming entrance hallway, lounge, dining room, kitchen and shower room. The staircase leads to the landing which provides access to four bedrooms and family bathroom.

10a Flodigarry sits within generous garden grounds with ample parking available on the gravel driveway located at the side of the property. The garden grounds are mainly laid to grass and host an outdoor sauna with outdoor cold shower. To the rear of the property is a detached outbuilding which offers the potential to be converted into a self contained unit subject to all the relevant consents.

10a Flodigarry would make a wonderful modern home set in a beautiful location with panoramic sea views and must be viewed to fully appreciate the property and setting.



Entrance Hall (19' 3.89" Max x 6' 5.95" Max) or (5.89m Max x 1.98m Max)

L-Shaped hallway providing access to the lounge, dining room, kitchen and bathroom with a wooden staircase leading to the first floor. UPVC glazed panel door to the front elevation. Under stairs storage cupboard housing the consumer unit. Laminate flooring. Painted in neutral tones.

Lounge (21' 7.84" Max x 13' 0.69" Max) or (6.60m Max x 3.98m Max)

Bright and airy dual aspect with windows to the front and rear elevations boasting sea views to the front. Open fire with wooden mantle with tile surround and slate hearth. Laminate flooring. Painted in contemporary tones. 18 pane glass door to hallway.

Dining Room (12' 11.91" Max x 9' 8.14" Max) or (3.96m Max x 2.95m Max)

Dual aspect dining room currently used as a sitting room. Window to the front elevation and triple glazed patio doors to the side elevations affording sea views. Painted in contemporary tones. Laminate flooring. 18 pane glass door to hallway.

Kitchen (16' 2.09" Max x 11' 6.58" Max) or (4.93m Max x 3.52m Max)

Bright, well equipped kitchen with a good range of wall and base units with contrasting worktops over. White one and a half bowl sink and drainer. Tiled splash back. Integrated Bosch dishwasher, 5-ring gas hob and electric oven. Windows to rear and side elevations with sea views. UPVC door with glazed panel to the rear elevation. Built in storage cupboard. Painted in a neutral tones. Laminate flooring. 18 pane glass door to hallway.

Shower Room (6' 1.23" x 5' 7.72") or (1.86m x 1.72m)

Modern shower room comprising W.C., vanity wash hand basin and shower cubicle with mains shower. Frosted window to rear elevation. Partially tiled walls and painted. White heated towel rail. Tile flooring.

Landing (9' 8.54" Max x 7' 0.25" Max) or (2.96m Max x 2.14m Max)

Landing providing access to four double bedrooms and bathroom. Loft access hatch. Laminate flooring. Painted in neutral tones.

Master Bedroom (11' 9.73" Max x 13' 0.69" Max) or (3.60m Max x 3.98m Max)

Generous sized master bedroom with window to the front elevation affording sea views. Built-in storage cupboard. Door to walk-in wardrobe. Laminate flooring. Painted in contemporary tones.

Bedroom 2 (11' 4.22" Max x 9' 6.57" Max) or (3.46m Max x 2.91m Max)

Double bedroom with window to the rear elevation. Carpeted. Painted in neutral tones.

Bedroom 3 (10' 0.47" x 9' 10.11") or (3.06m x 3.00m)

Dual aspect double bedroom with Windows to the side and rear elevations boasting sea views. Laminate flooring. Painted in neutral tones.

Bedroom 4 (11' 3.83" Max x 10' 9.13" Max) or (3.45m Max x 3.28m Max)

Spacious dual aspect double bedroom. Windows to the front and side elevations boasting sea views. Currently used as a home office. Built-in wardrobe. Laminate flooring. Painted in neutral tones.

Bathroom (11' 5.79" x 5' 10.47") or (3.50m x 1.79m)

Modern bathroom comprising W.C., wash hand basin, bath and shower cubical with mains shower. Velux window to rear elevation. Partially tiled walls and painted. Solid tile flooring.

Outbuilding (30' 7.72" x 13' 5.42") or (9.34m x 4.10m)

Stone outbuilding offering the potential to be converted into additional accommodation subject to the relevant consents and permissions. Wooden pedestrian door and wooden double garage doors to the front elevations. Electricity and power connected.

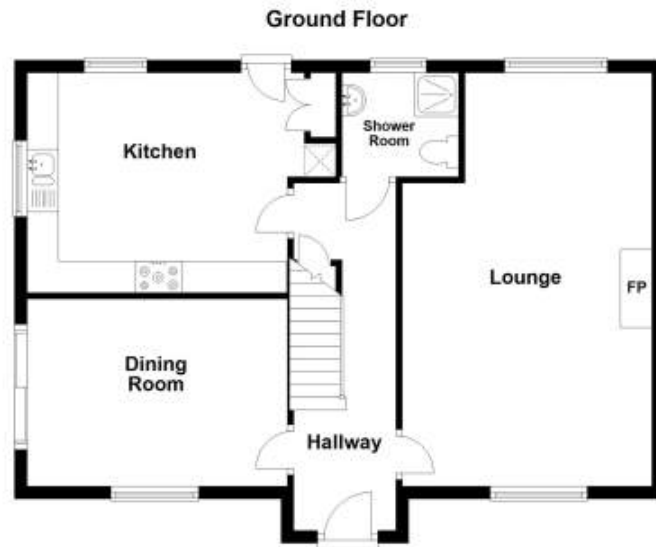
Sauna

Outdoor electric powered sauna suitable for up to six people. External cold shower.

Garden

10a Flodigarry sits within generous garden grounds that is mainly laid to grass. A gravel drive accessed from the township road leads to the property and a large parking area to the side of the property. The garden also hosts a patio area to the side and an outdoor sauna with cold shower. A large outbuilding to the rear of the property, with electricity and water connection, offers potential for conversion subject to obtaining the necessary consents.





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		100	(92+) A	97	100
(81-91) B	89		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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.