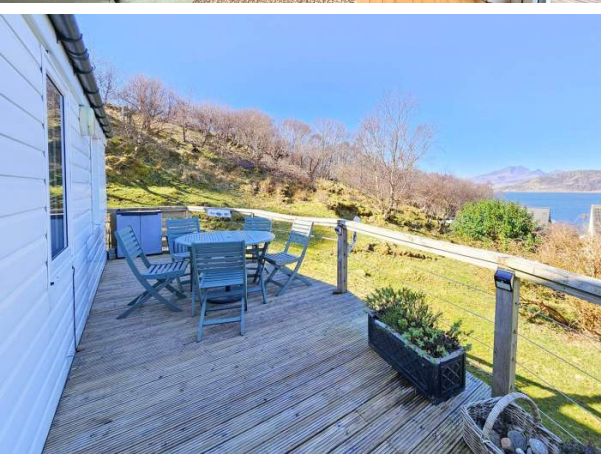




Mackinnon Chalet, Ord, Sleat, Isle of Skye, IV44 8RN
Offers Over £240,000

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MacKinnon Chalet is a well presented detached property located in the quiet crofting township of Ord on the Isle of Skye. The chalet offers superb panoramic views over the Sound of Sleat towards the mainland hills.

- Detached Property
- Electric Storage Heating
- Open Plan Layout
- Peaceful Setting
- Two-Bedrooms
- Stunning Sea & Mountain Views
- Wood Burning Stove
- Decking Area

Services

Mains Electric

Tenure

Freehold

Council tax

Band B

Property Description

Situated in the tranquil coastal settlement of Ord, MacKinnon Chalet is a charming two-bedroom timber chalet offering a peaceful retreat in one of the Isle of Skye's most scenic locations. The property enjoys a generous plot with natural landscaping, providing privacy and a tranquil setting. The property forms part of a small, well spaced development of similar chalets, each benefitting from privacy and direct access to the surrounding natural landscape. The property has shared ownership of the foreshore providing an easy route to the loch. The property benefits from mains electricity, private water supply and drainage to a shared septic tank.

The chalet's accommodation comprises of a large open plan kitchen, living and dining area with a wood burning stove which provides a focal point and welcoming atmosphere, while large picture windows fill the room with natural light. The kitchen area is well-equipped with a range of modern units and ample worktop space. A glass door leads on to the decked area at the front of the house which is perfect for outdoor dining or simply enjoying the natural surroundings. A double bedroom, family bathroom with bath and shower, utility room with WC and wash hand basin make up the ground floor. On the mezzanine level there is a further bedroom and an open plan area currently used as a games room with a cosy seating area.

The Township of Ord is part of a close-knit community and is characterised by traditional croft land, coastal walks and abundant wildlife. While offering a sense of seclusion, Ord is conveniently positioned within easy reach of Broadford which provides essential amenities including shops, restaurants, a primary school, medical centre, hospital and fuel supply. The area is perfect for walking, wildlife spotting, kayaking, and enjoying the dramatic Skye scenery.

Mackinnon Chalet is ideally suited as a holiday let investment, or compact permanent residence.

It should be noted that due to the wall construction this property may not be suitable for mortgage purposes with certain lenders. You should confirm with your lender prior to submitting an offer to purchase that the property will form suitable security.



Hallway (10' 2.83" x 3' 0.61") or (3.12m x 0.93m)

UPVC external door with half glass panel. Wood V-lined walls painted white. Wooden floor. Providing access to ground floor rooms.

Bathroom (9' 3.42" x 7' 8.52") or (2.83m x 2.35m)

Wood V -lined walls and wooden flooring. Electric shower over bath with shower board surround and glass shower panel. Pedestal sink and toilet and heated towel rail. Frosted glass window.

Bedroom 1 (13' 3.05" x 7' 10.09") or (4.04m x 2.39m)

Double bedroom with painted wood V-lined walls and wooden flooring. Window to the rear of the house.

Utility Room (7' 1.04" x 5' 7.72") or (2.16m x 1.72m)

Utility room housing washing machine and tumble drier and also has a toilet and wash hand basin. Tiled floor and wood V-lined walls. Frosted glass window.

Open Plan Kitchen/Lounge/Dining Room (25' 8.27" x 13' 10.93") or (7.83m x 4.24m)

Open plan kitchen, living and dining area. The kitchen has wall and base units, space for white goods, sink and draining board, electric hob, oven and extractor fan. Door with half glass to the rear of the house. Open plan dining and lounge areas with wood burning stove. Walls are V-lined and the floor is wooden. Exposed timber roof beams, ample windows and full glass door. Open staircase leading to the mezzanine level.

Bedroom 2 (9' 6.17" x 9' 7.75") or (2.90m x 2.94m)

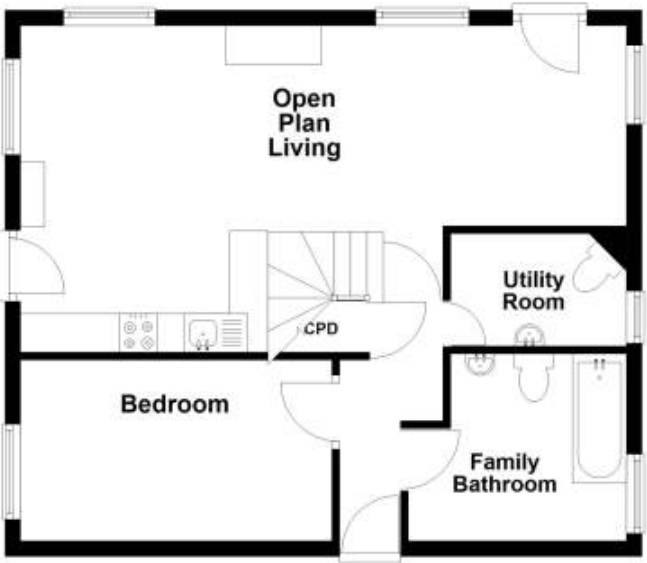
Twin room with exposed beams, painted wood V-lined walls and wooden floor. Window to the side elevation.

Mezzanine Area (17' 9.39" x 6' 2.41") or (5.42m x 1.89m)

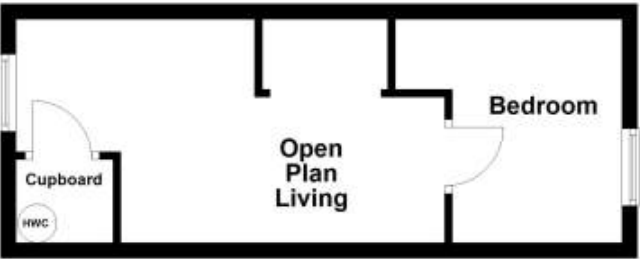
Open mezzanine area with railing. This area is currently used as a family room for games and reading and currently has a sofa bed for extra guests. Walls are wood V-lined and the floor is painted.



Ground Floor



First 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		91	(81-91) B	84	91
(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	37		(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.		