



Rorvig, Chalet 9, Ord, Teangue, Isle Of Skye, Highland, IV44 8RN
Offers In Excess Of £270,000

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Rorvig, Chalet 9 presents an exceptional opportunity to acquire a well maintained three-bedroom chalet set in the peaceful coastal settlement of Ord. The property enjoys outstanding panoramic views across Loch Eishort towards the Sleat Peninsula and the majestic Cullin Hills.

- Detached Property
- Electric Heating
- Open Plan Layout
- Peaceful Setting
- Elevated Position
- Stunning Sea & Mountain Views
- Generous Garden Grounds
- Wood Burning Stove
- Three Bedrooms
- Decking Area

Services

Mains Electric

Tenure

Freehold

Council tax

Band H

Property Description

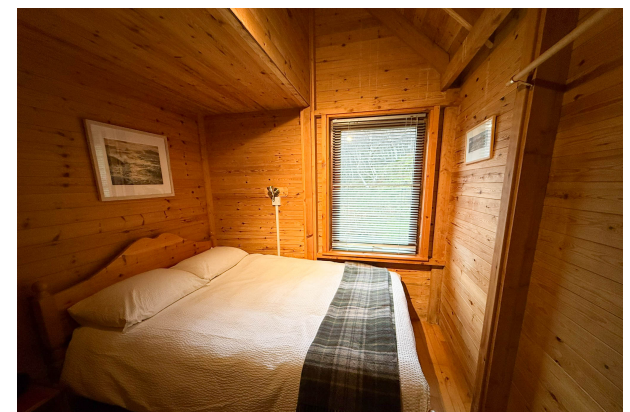
The property forms part of a small well spaced development of similar chalets, each benefiting from privacy and direct access to the surrounding natural landscape. Rorvig offers bright, comfortable accommodation, thoughtfully arranged to take full advantage of the spectacular outlook.

Renovated and extended in 2020 the modernised interior comprises of a bright spacious open plan living, kitchen and dining area with picture windows, access to the decked area, a wood-burning stove, a modern fitted kitchen, two bedrooms, utility room, WC and shower room and vestibule on the ground floor. On the mezzanine level there is a further bedroom and open area lined with bookshelves which is perfect for relaxation. The walls and ceilings are timber V-lined enhancing the property's charm and creating a cosy atmosphere. A decked terrace provides the perfect spot to enjoy the stunning scenery.

Externally the chalet sits within a generous natural plot featuring heather and native shrubs, offering an authentic Highland setting. The property benefits from mains electricity, private water supply and drainage to a shared septic tank. The cabin has shared ownership of the foreshore providing easy access to the loch.

Ord is a small picturesque township situated in the Sleat Peninsula, often referred to as "The Garden of Skye". The area is renowned for its stunning scenery, sheltered bay, and abundance of wildlife. The nearby village of Broadford offers a range of amenities including shops, restaurants, a primary school, medical centre and hospital.

Rorvig offers privacy and tranquility, dramatic scenery and endless opportunities for walking, kayaking and exploration right on your doorstep. Ideal as a holiday home, let investment or compact permanent residence.



Entrance Vestibule (5' 9.68" x 10' 10.31") or (1.77m x 3.31m)

Bright, spacious entrance vestibule tiled floor, painted walls, exterior door with glass panel and two windows.

W.C (5' 9.68" x 3' 8.09") or (1.77m x 1.12m)

W.C with toilet and wash hand basin set in vanity unit. Tiled floor with painted walls and frosted glass window.

Utility Room (5' 9.68" x 3' 8.09") or (1.77m x 1.12m)

Utility room with counter space, base unit cupboard and space for white goods. The floor is tiled and the walls are painted. Window to the side of the property.

Hallway (10' 5.2" x 4' 2.79") or (3.18m x 1.29m)

Hallway with wooden floors and wooden V-lining to walls and ceiling.

Bedroom 1 (7' 10.88" x 9' 2.63") or (2.41m x 2.81m)

Double room with wooden flooring and wood V-lining to the ceiling and walls. Window to the side of the house.

Bedroom 2 (13' 4.63" x 0' 0") or (4.08m x 0.00m)

Currently set up as a twin room. Wooden flooring, V-lined walls and ceiling. Window to the side of the house.

Shower Room (6' 6.35" x 5' 8.5") or (1.99m x 1.74m)

Shower room with electric shower and curved glass cubicle, sink with vanity unit and toilet. Frosted glass window, tiled floor, painted V-lined walls and varnished V-lined roof.

Open Plan Kitchen/Lounge/Dining Room

Open plan living, kitchen and dining area. The kitchen has wall and base units, integrated fridge and dishwasher, sink and draining board, electric hob, oven and extractor fan. The dining and lounge areas are bright with a wood burning stove. The walls and ceiling are wood V-lined and the floor is wooden. Exposed timber roof beams, ample windows and French doors leading to the decked area. Open staircase leading to the mezzanine level.

Bedroom 3 (9' 6.96" x 7' 1.43") or (2.92m x 2.17m)

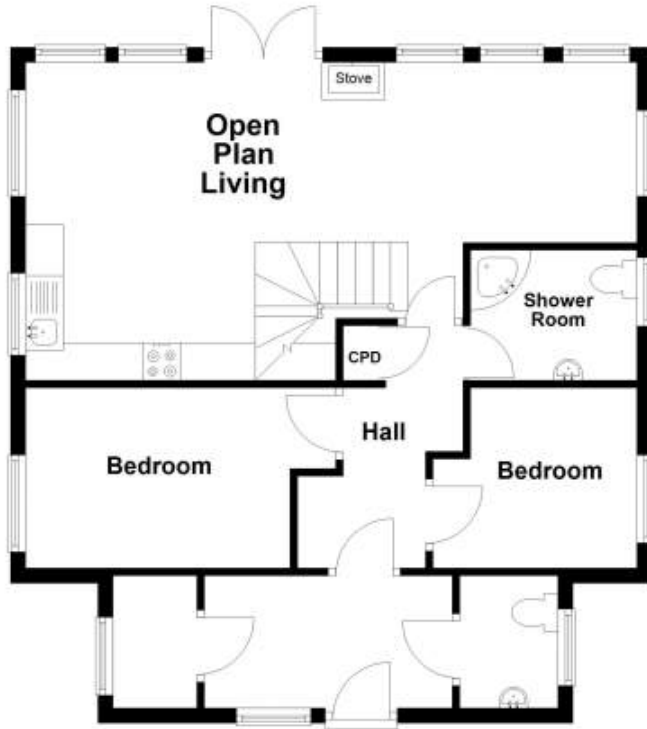
Currently set up as a twin room with wood V-lined walls and ceiling, wooden flooring and window to the side.

Mezzanine Area (18' 4.08" x 7' 1.04") or (5.59m x 2.16m)

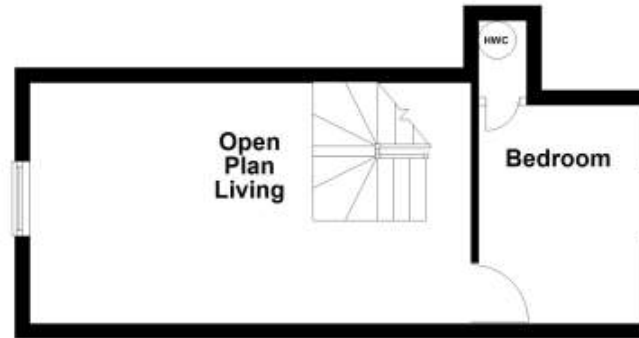
Wood floor, wood V-lined walls, exposed timber beams, wood railing. Extensive built in book shelves



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			(81-91) B	83	87
(69-80) C			(69-80) C		
(55-68) D	55	67	(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.