



8 Eabost West, Struan, Isle of Skye, IV56 8FL
Offers Over £180,000

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8 Eabost West is detached three-bedroom property occupying an enviable position affording stunning views over Loch Bracadale towards MacLeod's Tables.

- Detached Property
- Rural Location
- Private Garden Grounds
- Double Glazing
- Beautiful Views
- Electric Central Heating
- Off Street Parking
- Solar Panels

Services

Mains Electric, Mains Water, Drainage to septic tank.

Tenure

Freehold

Council tax

Band C

Property Description

8 Eabost West is detached three-bedroom property occupying an enviable position affording stunning views over Loch Bracadale towards MacLeod's Tables.

8 Eabost West is detached three-bedroom property set within private garden grounds extending to approximately 0.25 acres (to be confirmed by title deed) boasting views over Loch Bracadale towards MacLeod's Tables. The property is located a short distance from the villages of Struan and Dunvegan where you will find shops, cafés and restaurants & takeaways.,

The property is set out over two floors and comprises an entrance hall, lounge, dining room, kitchen and bathroom on the ground floor. The first floor landing provides access to two double bedrooms and a boxroom. The property further benefits from solar panels at the rear, double glazing throughout, electric central heating and an open fire place in the lounge. There is ample built in storage throughout.

Externally, the property is set within private garden grounds which are laid to grass with a tarmac driveway providing parking for several vehicles. There is a small patio area at the front offering the perfect spot to enjoy the stunning views and sunsets whilst enjoying a pre-dinner drink. A timber shed provides storage.

White goods are included in the sale and apart from a few personal items the remaining furniture is available if required.



Hallway (8' 7.94" x 3' 10.85") or (2.64m x 1.19m)

Half-glazed uPVC door to front. Laminate flooring. Painted. Access to kitchen, lounge and bathroom.

Lounge (10' 11.89" x 12' 6.39") or (3.35m x 3.82m)

Cosy lounge with window to front giving view to garden. Laminate flooring. Log Burner with timber surround. Traditional v-lining to ceiling. Deep window sill.

Kitchen/Diner (11' 6.19" x 12' 6") or (3.51m x 3.81m)

Spacious kitchen with a good range of floor and wall units. Window to front with view to garden. Laminate flooring. Tiled splash backs. Integrated oven and hob. Stainless steel sink and drainer. Traditional v-lining to ceiling. Deep window sill. Painted. Access to rear porch/utility.

Rear Porch (9' 2.63" x 7' 1.43") or (2.81m x 2.17m)

Generously sized rear porch / utility with window to rear. Half-glazed uPVC leads to garden. Vinyl flooring. Painted. Storage cupboards one housing the hot water cylinder. Loft hatch.

Bathroom (8' 2.43" x 5' 8.5") or (2.50m x 1.74m)

Family bathroom comprising W.C., wash hand basin and bath with electric shower over. Frosted window to rear. Storage cupboard. Tiled at bath and basin. Painted. Extractor fan.

Bedroom 1 (13' 3.45" x 10' 7.56") or (4.05m x 3.24m)

Double bedroom with window to front affording views over the garden to Lochs Bracadale and Caroy. Carpeted. Painted. Coombed ceiling.

Bedroom 2 (13' 1.87" x 11' 3.43") or (4.01m x 3.44m)

Dual aspect double bedroom with window to front and side affording view towards Lochs Bracadale and Caroy. Carpeted. Painted. Coombed ceiling.

Bedroom 3 (9' 10.5" x 5' 7.32") or (3.01m x 1.71m)

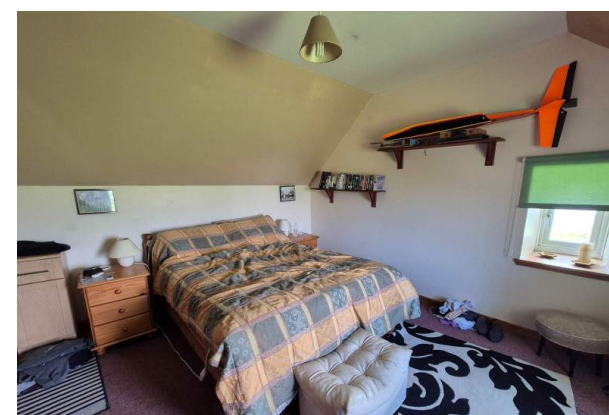
Small single bedroom with window to front boasting views towards Lochs Bracadale and Caroy. Carpeted. Painted. Coombed ceiling.

Garage (17' 5.84" x 17' 5.84") or (5.33m x 5.33m)

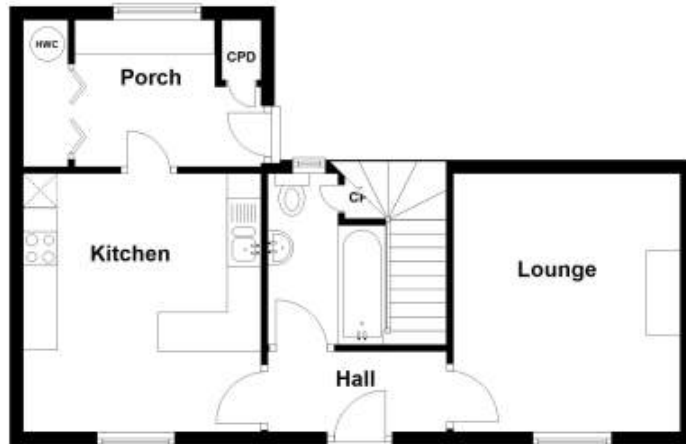
Large garage / workshop with lighting, power and water connected. Concrete floor. Up and over door to front. Pedestrian door to side.

Garden

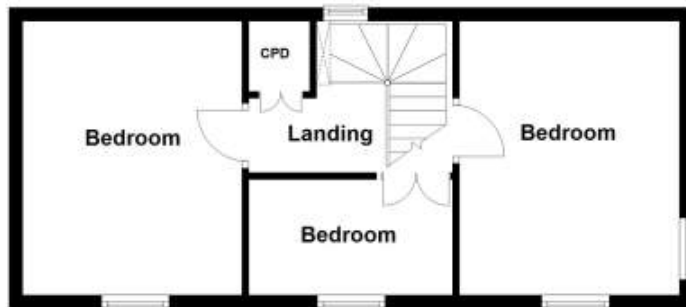
Generously sized garden grounds of approximately 0.25 acres. Area of lawn to front with small patio area. Driveway is tarmac providing access to rear and parking for several vehicles. There is a timber storage shed and a large, detached garage at the back. Stunning views are offered over Loch Bracadale towards MacLeod's Tables.



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		103	(92+) A		94
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	77	
(55-68) D			(55-68) D		
(39-54) E	52		(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.