



Piper's Cottage, Dunvegan, Isle of Skye, IV55 8GT
Offers Over £225,000

Piper's Cottage, Dunvegan, Isle of Skye, IV55 8GT

Piper's Cottage is a spacious 4 / 5 bedroom property located on the edge of the popular village of Dunvegan, on Skye's west coast. The property sits in private, landscaped garden grounds boasting views towards Loch Dunvegan and MacLeod's Tables.

- Detached Property
- Loch Views
- Close to Village
- Off Road Parking
- Garage
- Potential Holiday Let

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

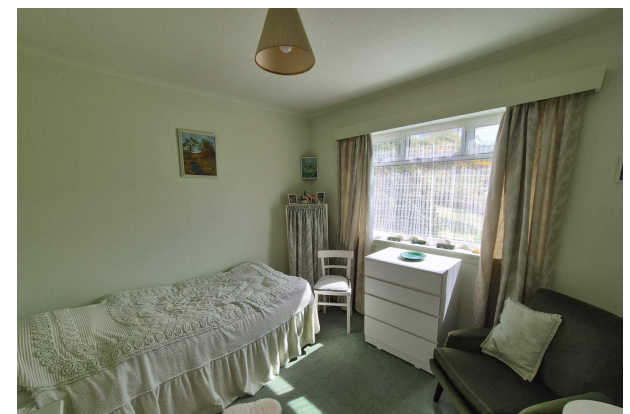
Piper's Cottage is a spacious 4 / 5 bedroom bungalow located on the edge of the popular village of Dunvegan, on Skye's west coast. The property sits in private, landscaped garden grounds boasting views towards Loch Dunvegan and MacLeod's Tables.

The accommodation within comprises an entrance porch, kitchen, lounge, dining room, utility room two shower rooms, four double bedrooms, an office / single bedroom, The property benefits from double glazing throughout, oil-fired central heating and ample storage throughout.

Externally the property is set in landscaped garden grounds with mature trees and shrubs. with a sheltered patio area to the side. The rear garden is laid to grass. The front garden has a gravel driveway with parking provided for several cars. An attached garage provides a further storage option and has power and lighting. Views are afforded towards Loch Dunvegan and MacLeod's Tables.

Piper's Cottage will make a lovely home in a highly desirable and popular area of Skye.

Alternatively, the layout of the property lends itself to be holiday let property or B&B, subject to obtaining the necessary STL licence.



Entrance Porch (3' 5.34" x 5' 7.32") or (1.05m x 1.71m)

Four steps lead to a frosted front door and the entrance porch. Access is provided to the lounge and a shower room. Vinyl flooring. Woodchip wallpaper.

Shower Room (5' 6.93" x 4' 11.84") or (1.70m x 1.52m)

Sliding doors provide access from the porch. Vinyl flooring. Frosted window to side. Tiled and Respatex walls. W.C., wash hand basin and disabled access shower with Mira Advance electric shower.

Lounge (11' 5.4" x 14' 7.98") or (3.49m x 4.47m)

Spacious, dual aspect lounge with windows to front and side giving a view to the garden. Access to front porch, inner hall, utility room and dining room. Carpeted. Woodchip wallpaper.

Utility Room (6' 3.98" x 5' 7.32") or (1.93m x 1.71m)

Bright, utility room with window to side with view towards Loch Dunvegan. Stainless steel sink and drainer with floor units. Vinyl flooring. Plumbing for washing machine. Fuse box.

Inner Hall (7' 9.7" Max x 7' 5.37" Max) or (2.38m Max x 2.27m Max)

L-shaped inner hallway providing access to two double bedrooms and office/single room. Large storage cupboard. Carpeted.

Bedroom 3 (9' 2.63" x 10' 0.08") or (2.81m x 3.05m)

Bright, double bedroom with window to rear providing a view to the garden. Carpeted.

Bedroom 4 (9' 2.63" x 8' 9.12") or (2.81m x 2.67m)

Double bedroom with window to side boasting a view towards Loch Dunvegan. Carpeted.

Office (8' 9.51" x 7' 9.7") or (2.68m x 2.38m)

Office / Bedroom 5 with window to side with a view towards Loch Dunvegan. Carpeted.

Dining Room (13' 9.75" x 11' 5.01") or (4.21m x 3.48m)

Spacious dining room with window to front. Large storage cupboard. Carpeted. Access to lounge and hallway.

Hallway (13' 0.69" x 5' 11.65") or (3.98m x 1.82m)

Hallway providing access to two double bedrooms, lounge, kitchen and shower room. Carpeted.

Kitchen (12' 2.46" x 10' 4.41") or (3.72m x 3.16m)

Large kitchen with a range of floor units and open shelving. Stainless steel sink and double drainer. Integrated hob and oven. Freestanding dish washer and two fridge freezers. Window to front. Vinyl flooring.

Bedroom 1 (9' 11.68" x 9' 2.63") or (3.04m x 2.81m)

Light filled double bedroom with window to rear. Carpeted. Woodchip wallpaper.

Bedroom 2 (10' 11.1" x 10' 4.8") or (3.33m x 3.17m)

Double bedroom with window to rear. Carpeted. Loft hatch. Consumer unit. Built in storage.

Shower Room (5' 11.65" x 6' 9.1" Max) or (1.82m x 2.06m Max)

Shower room comprising W.C., wash hand basin and shower cubicle with electric shower. Tiled at basin and W.C. Wet wall at shower. Vinyl flooring. Frosted window to rear.

Vestibule (5' 6.93" x 4' 7.91") or (1.70m x 1.42m)

Vestibule with space for hanging coats & jackets. Fully frosted UPVC door to front. Vinyl flooring. Access to/from hallway.

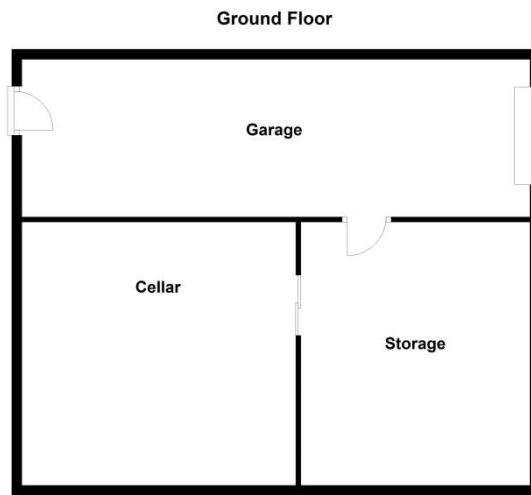
Garage (32' 8.91" x 10' 2.05") or (9.98m x 3.10m)

Spacious, single block garage with power and lighting. Electric up and over door to the front. Pedestrian door to the rear. Oil central heating boiler. A door leads to a further storage area measuring 5.18m x 4.50m which, in turn leads to a large area / cellar below the house.

Garden

Externally the property is set in landscaped garden grounds with mature trees and shrubs. with a sheltered patio area to the side. The rear garden is laid to grass. The front garden has a gravel driveway with parking provided for several cars. An attached garage provides further storage. Views are afforded towards Loch Dunvegan and MacLeod's Tables.





| 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 | | |
| (69-80) C | | | (69-80) C | | 72 |
| (55-68) D | 57 | | (55-68) D | 55 | |
| (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.