



Tigh Na Mara, 6 Halistra, Isle Of Skye, Highland, IV55 8GL
Offers Over £200,000

ISLE OF SKYE
ESTATE AGENCY

Tigh Na Mara, 6 Halistra, Isle Of Skye, Highland, IV55 8GL

Tigh Na Mara, 6 Halistra is detached property set in the scenic township of Hallin, conveniently located close to the village of Dunvegan and all amenities on offer. Sitting in private garden grounds affording uninterrupted sea views across the Minch and the Outer Isles beyond. Although in need of modernisation the property would make a lovely home in a stunning setting.

- Detached House
- Sea Views
- Rural Location
- Three Bedrooms
- Private Garden
- Off Street Parking
- Additional Croft Land

Services

Mains Electric, Mains Water, Air Source Heating, Septic Tank

Tenure

Freehold

Council tax

Band D

Property Description

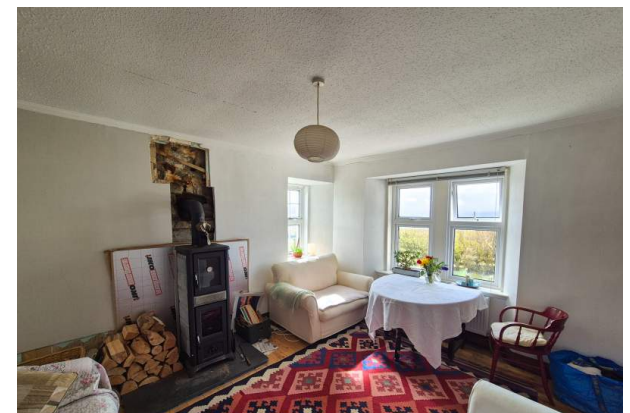
Tigh Na Mara, 6 Halistra is detached property set in the scenic township of Hallin, conveniently located close to the village of Dunvegan and all amenities on offer. Sitting in private garden grounds affording uninterrupted sea views across the Minch and the Outer Isles beyond. Although in need of modernisation the property would make a lovely home in a stunning setting.

The accommodation is set out over two levels and comprises of a entrance porch, hallway, lounge, dining room, kitchen, bedroom/study and shower room on the ground floor. Upstairs is a small landing, bathroom and two generously sized double bedrooms. The property further benefits from air source central heating, double glazing and ample built in storage. There are wood burning stoves in both the lounge and dining room.

Externally, the property is set within fully enclosed garden grounds which are mainly laid to grass with mature shrubs and bushes. The decrofted garden extends to approximately 0.75 acres or thereby (to be confirmed by title plan). Located within the garden grounds is a detached garage and parking is provided on the driveway.

In addition to the house and garden are a further 4 acres, or thereby (to be confirmed by title deed) of owner occupied croft land which is accessed from the garden.

Tigh Na Mara provides the opportunity to purchase a wonderful home set in a peaceful location boasting widespread sea views and must be viewed to appreciate the setting.



Entrance Porch (8' 4.79" x 7' 8.13") or (2.56m x 2.34m)

Bright, welcoming entrance porch with windows on three sides boasting sea views. Frosted, half-glazed door from garden. Concrete floor. Painted. Access to hallway.

Hallway (10' 1.65" x 4' 4.36") or (3.09m x 1.33m)

Hallway providing access to lounge, dining room and bedroom three/study. Stairs to upper floor. Exposed timber floorboards. Traditional V-lining to walls and ceiling.

Lounge (10' 4.02" x 13' 11.72") or (3.15m x 4.26m)

Spacious lounge with window to front boasting a view over the garden towards the sea. Exposed timber floorboards. Traditional V-lining to walls and ceiling. Morso wood burning stove with slate hearth and timber surround. Wallpapered and painted.

Dining Room (13' 11.72" x 12' 0.49") or (4.26m x 3.67m)

Large, dual aspect dining room / family room with windows to front and side. Modern wood burning stove with slate hearth. Exposed timber floorboards. Access to kitchen and rear lobby.

Kitchen (13' 9.35" x 11' 3.04") or (4.20m x 3.43m)

Generously sized kitchen with window to rear. Range of floor and wall units. Stainless steel sink and drainer. Exposed floorboards. Esse stove Access to dining room and rear lobby.

Bedroom 3 (9' 4.6" x 7' 1.43") or (2.86m x 2.17m)

Single bedroom with window to rear. Exposed timber floorboards. Traditional V-lining to walls and ceiling. Under stair storage cupboard.

Rear Lobby (6' 3.2" x 3' 11.64") or (1.91m x 1.21m)

Rear Hall giving access to kitchen and shower room. Half-glazed UPVC door to garden. Coir matting on floor. Painted.

Shower Room (9' 3.81" x 5' 6.14" Max) or (2.84m x 1.68m Max)

Shower room comprising W.C., wash hand basin and shower cubicle with mains powered shower. Frosted window to rear. Exposed floor boards. Wet wall at shower. Tiled at wash hand basin.

Bedroom 1 (13' 1.87" x 11' 9.34") or (4.01m x 3.59m)

Spacious double bedroom with window to front boasting far reaching sea view. Exposed timber floorboards. Ornamental fireplace. Wallpapered. Coombed ceiling. Access to attic storage room which contains the hot water cylinder and has a Velux window to the side.

Bedroom 2 (13' 0.3" x 11' 6.98") or (3.97m x 3.53m)

Double bedroom with window to front elevation affording beautiful sea views. Exposed timber floorboards. Decorative fireplace. Wallpapered. Coombed ceiling.

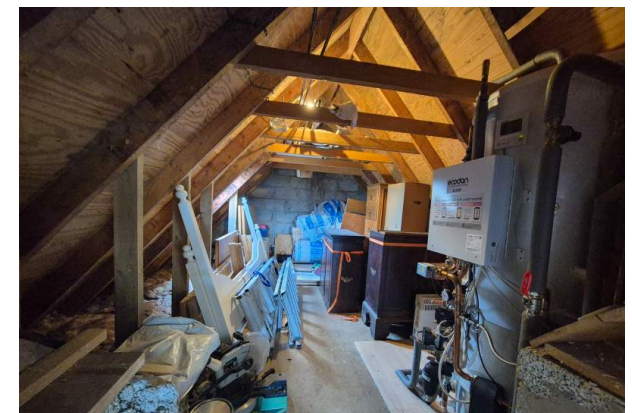
Bathroom (9' 0.66" x 5' 8.11") or (2.76m x 1.73m)

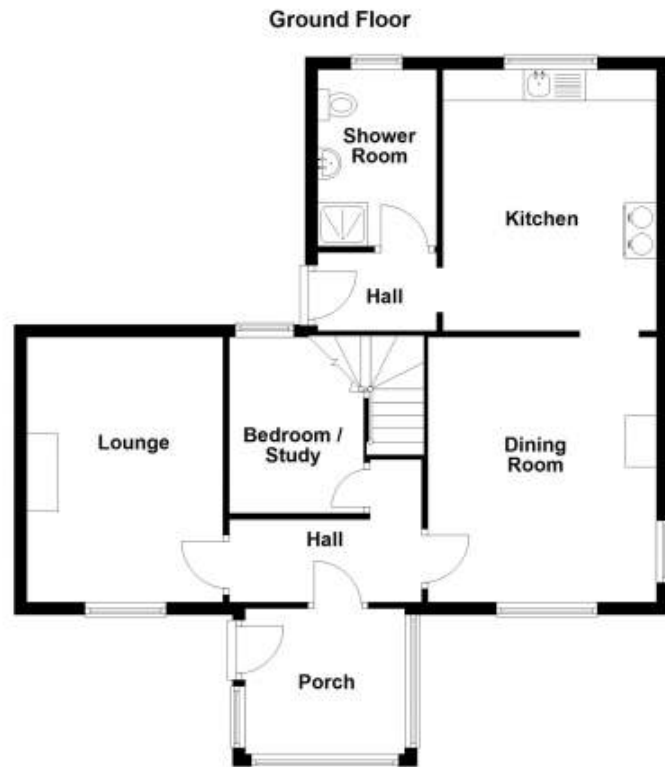
Bathroom comprising W.C., vanity basin and bath. Window to front with view towards the sea. Traditional V-lining to walls and ceiling. Exposed timber floorboards.

Garden

Externally, the property is set within fully enclosed garden grounds which are mainly laid to grass with mature shrubs and bushes. The decrofted garden extends to approximately 0.75 acres or thereby (to be confirmed by title plan). Located within the garden grounds is a detached garage and parking is provided on the driveway.

In addition to the house and garden are a further 5 acres, or thereby (to be confirmed by title deed) of owner occupied croft land which is accessed from the garden.





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		97
(81-91) B		89	(81-91) B	88	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(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.