



Hawthorn Cottage, Uiginish, Dunvegan, Isle of Skye, IV55 8ZR
Offers Over £335,000

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Hawthorn Cottage is a tastefully appointed three bedroom bungalow occupying an elevated position overlooking Loch Dunvegan in the peaceful crofting township of Uiginish close to Dunvegan. Panoramic views are afforded over the loch towards Dunvegan, the Cuillins, Dunvegan Castle and, on a clear day, to the Outer Isles.

- Detached Bungalow
- Stunning Views
- Peaceful Location
- Double Glazing
- Oil Central Heating
- 0.5 Acres of Garden

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band F

Property Description

Hawthorn Cottage is a tastefully appointed three bedroom bungalow occupying an elevated position overlooking Loch Dunvegan in the peaceful crofting township of Uiginish close to Dunvegan. Panoramic views are afforded over the loch towards Dunvegan, the Cuillins, Dunvegan Castle and the Outer Isles.

The bright and airy accommodation within is set out over one level and consists of entrance vestibule, hallway, family bathroom, utility room, kitchen, lounge and three double bedrooms (1 ensuite). There is a partially floored loft and an attached double garage. The property further benefits from double glazing throughout and oil-fired central heating.

Externally the property sits within neat and well maintained garden grounds, which are mainly laid to lawn, extending to approximately 0.5 acres. Parking is available on the gravel driveway and the large double garage provides additional space and storage. A patio area off the kitchen provides an area to enjoy the views on offer.

Hawthorn Cottage is presented in walk-in condition and offers a wonderful opportunity to purchase a lovely family home in a truly unique setting.



Entrance Vestibule (4' 11.45" x 7' 7.34") or (1.51m x 2.32m)

Entrance vestibule with UPVC door to front. Karndean flooring. Shelving. 15 pane door to main hall. Painted in a neutral tone.

Hallway (12' 0.09" x 7' 7.34") or (3.66m x 2.32m)

Wide hallway providing access to the bathroom, utility room and lounge. Laminate flooring. Painted walls. Access to a partially floored loft. Large storage cupboard. Door to inner hall.

Bathroom (7' 0.65" x 10' 4.41") or (2.15m x 3.16m)

Spacious family bathroom comprising W.C., pedestal wash hand basin, bath and shower cubicle with Mira Sport electric shower. Shaving socket. Downlights. Vinyl flooring. Walls are tiled to dado height and at shower. Extractor fan. Frosted window to rear.

Utility Room (6' 5.17" x 10' 11.89") or (1.96m x 3.35m)

Utility room with a range of floor and wall units and tiled splash back. Double glazed door to the rear giving access to garden. Karndean flooring. Painted. Access to/from hall and kitchen. Downlights. Extractor fan. Oil boiler.

Kitchen (12' 4.82" x 10' 11.5") or (3.78m x 3.34m)

Fitted kitchen comprising a good range of floor and wall units, contrasting work top and composite sink and drainer. Tiled splash back. Integrated double oven and electric hob, dishwasher and fridge freezer. Karndean flooring. Patio doors to garden. Access to/from utility room and lounge.

Lounge (19' 3.1" x 17' 6.63") or (5.87m x 5.35m)

Spacious lounge affording panoramic views over Loch Dunvegan towards the Cuillins and Dunvegan Castle. The large dual aspect room has laminate flooring and is painted in a neutral tone. There is a woodburning stove with stone hearth and timber mantle. A window seat offers additional storage space and is the ideal spot to sit and watch seals and dolphins in the loch. French doors lead to the hall and access is provided to the kitchen.

Inner Hall (12' 6" x 3' 6.52") or (3.81m x 1.08m)

Inner hallway providing access to three double bedrooms an airing cupboard housing the hot water cylinder. Laminate flooring. Painted.

Bedroom 1 (11' 3.83" x 14' 2.08") or (3.45m x 4.32m)

Large, bright king-size bedroom with window to rear giving view into the garden. Carpeted. Painted. Access to en-suite shower room.

Bedroom 1 En suite (5' 1.81" x 8' 2.43") or (1.57m x 2.50m)

Modern en-suite shower room comprising W.C., wash hand basin, bidet and shower cubicle with Mira Sport electric shower. Downlights. Extractor fan. Vinyl flooring. Walls are tiled to dado height and at shower. Frosted window to rear.

Bedroom 2 (10' 0.08" x 13' 0.69") or (3.05m x 3.98m)

Spacious king-size bedroom with window to front boasting view towards Loch Dunvegan. Carpeted. Painted. Built-in wardrobe.

Bedroom 3 (9' 1.45" x 10' 6.38") or (2.78m x 3.21m)

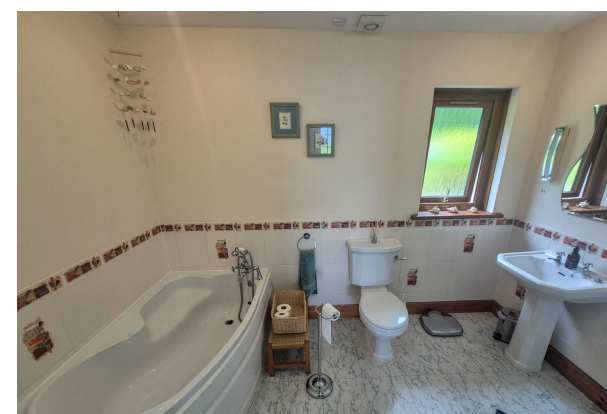
Bright double bedroom with window to the front affording view to Loch Dunvegan. Carpeted. Painted. Built-in wardrobe.

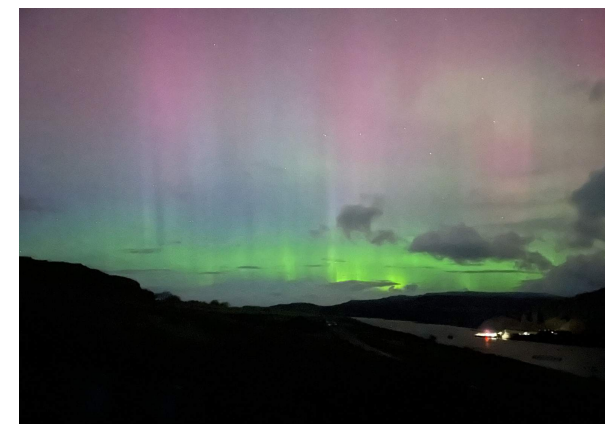
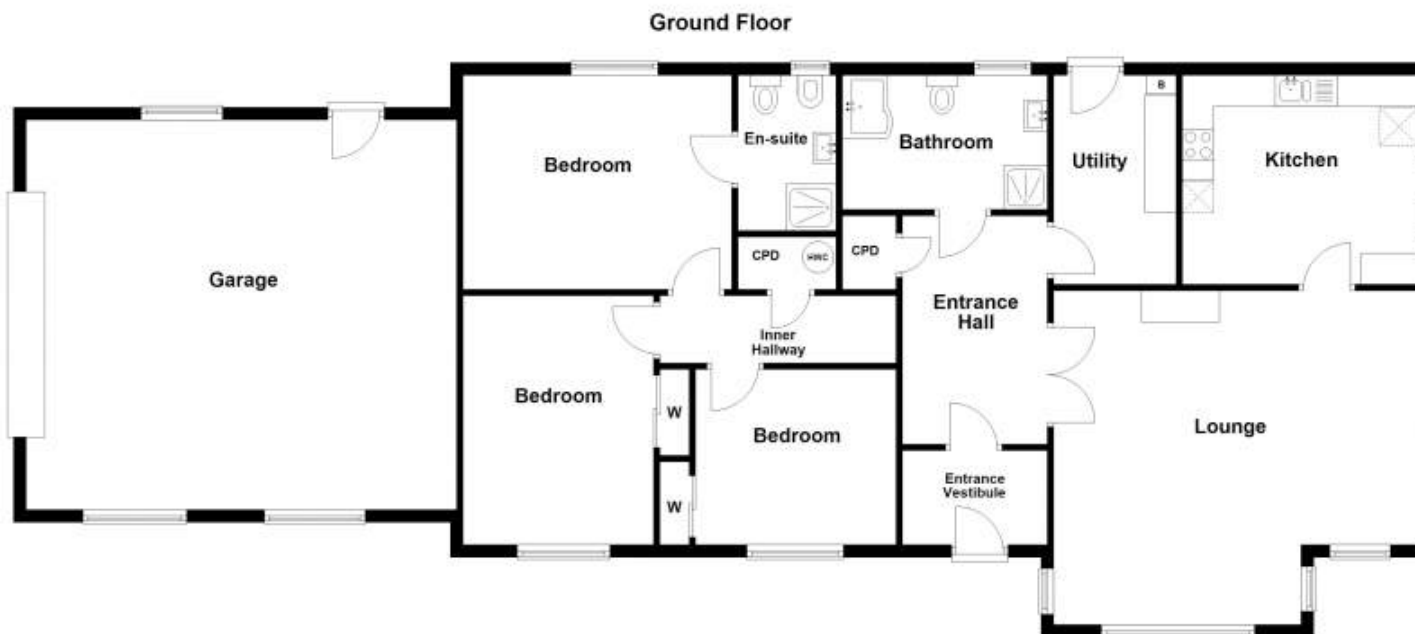
Garage (22' 7.26" x 20' 5.28") or (6.89m x 6.23m)

Large double garage with electric up-and-over door. A pedestrian door to the rear leads to the garden. The garage has windows to the front and rear and has lighting and plenty of power sockets.

Garden

Hawthorn Cottage sits within neat and well maintained garden grounds, which are mainly laid to lawn, extending to approximately 0.5 acres. Parking is available on the gravel driveway and the large double garage provides additional space and storage. A patio area off the kitchen provides an area to enjoy the views on offer.





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	(81-91) B		
(69-80) C			(69-80) C		72
(55-68) D	62		(55-68) D	65	
(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.