

The Nest, Feriniquarrie, Glendale

Offers Over **£365,000**



The Nest, Feriniquarrie

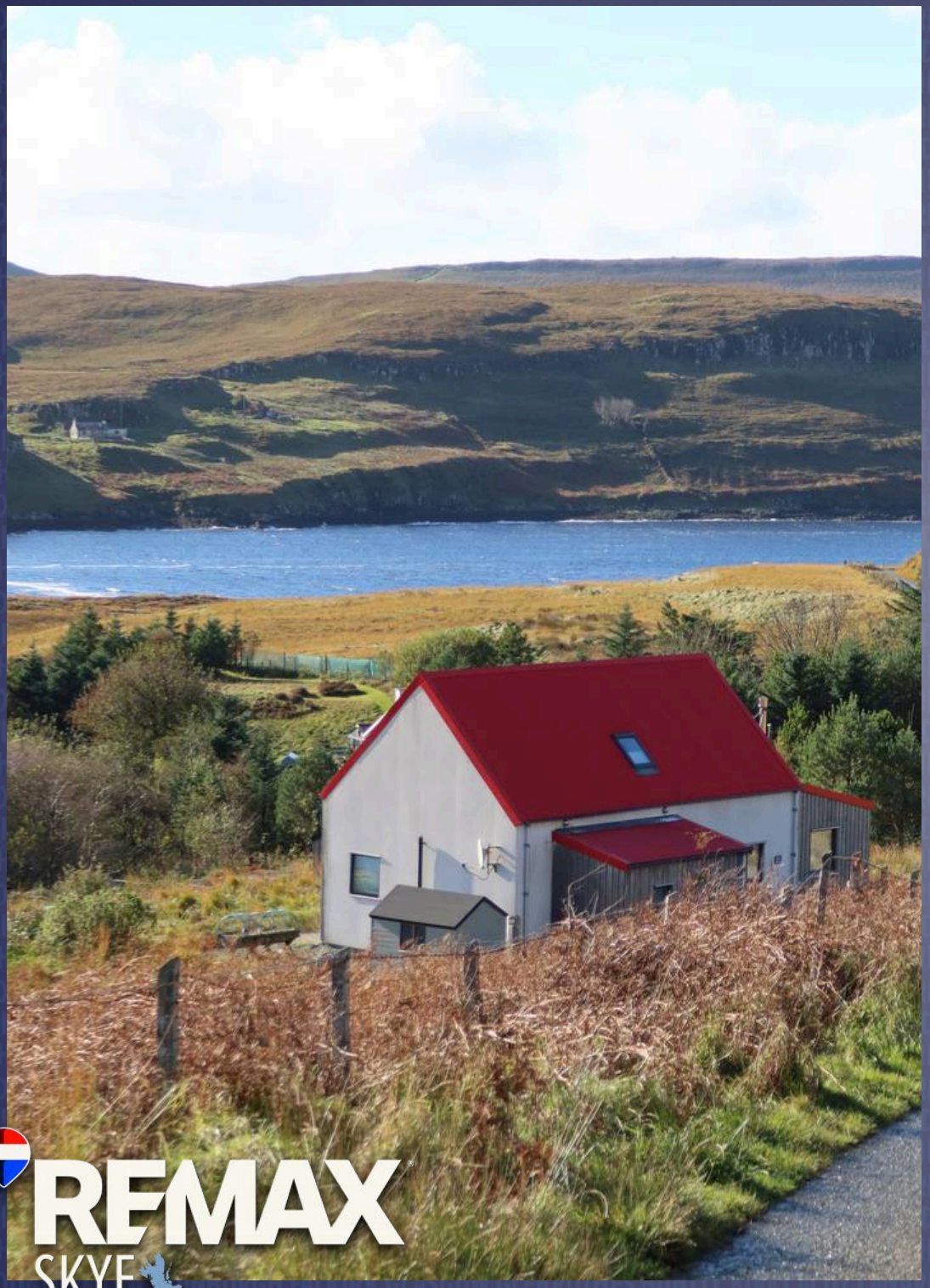
Glendale, Isle of Skye

Immaculate 3-bed detached R.House in Glendale, Isle of Skye. Open-plan living, stunning Loch views, large garden, deck, private drive. Rural, contemporary home near local amenities.

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: B

KEY FEATURES:

- Immaculately presented 3-bedroom contemporary R.House
- Panoramic views across the glen towards Loch Pooltiel and MacLeods Tables
- Underfloor heating via air source heat pump
- Mechanical Ventilation and Heat Recovery system
- Open-plan living with expansive floor to ceiling windows
- Garden grounds of approximately 0.455 acres



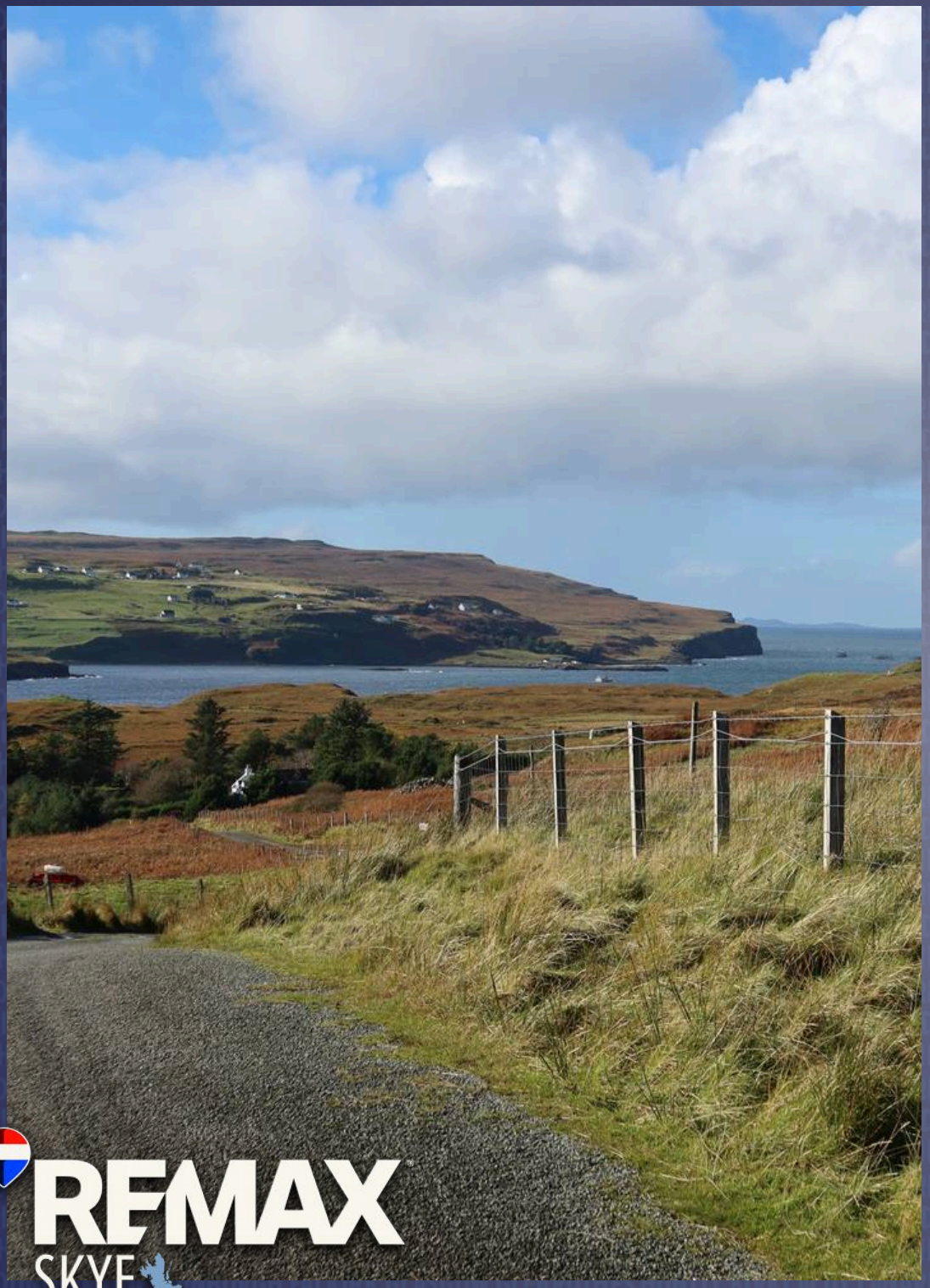
GENERAL DESCRIPTION:
The Nest is an immaculately presented 1.75 storey detached R.House located in an elevated position in the peaceful location of Feriniquarrie, Glendale. The property features a light and spacious dual aspect open-plan living area from which you can take in the beautiful sunsets over Loch Pooltiel for which Glendale is renowned. Each of the spacious 3 double bedrooms also have Loch and Glen views taking in MacLeods Tables and Waterstein Head. The property is complemented by large fully fenced garden grounds and a private driveway. The Nest offers the perfect opportunity to purchase a contemporary rural home in a sought-after location.

PROPERTY COMPRISES:
Ground Floor: Utility Room, Inner Hallway, Open Plan Living / Dining / Kitchen, Bedroom, Shower Room
Upper Floor: 2 Bedrooms, Bathroom

EXTERNAL:
Garden Grounds
Timber Shed
Decked Seating Area

DETAILS:
HOME REPORT: Available from RE/MAX Skye
SERVICES: Mains electricity, mains water, drainage to Tricel water treatment plant.
BROADBAND: Full Fibre (speeds of 1GB)

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LOCATION:

Feriniquarrie is a crofting township in the popular Glendale area on the Duirnish Peninsula in the northwest of the island and is arguably one of Skye's most scenic areas. Here you will find local amenities, all within walking distance of the property, such as the village shop and post office, Café Lephin and the Glendale Community Hall. This is an area rich in sights and places of interest including Neist Point Lighthouse, The Three Chimneys restaurant and Dunvegan Castle. Also close by are the breathtaking coral beaches and MacLeods Tables. Local walks take you to quiet bays, waterfalls, river pools and deserted village ruins. Rich in wildlife and beauty, the area offers numerous opportunities for outdoor pursuits such as hillwalking, fishing, sailing, and cycling. Dunvegan, north-west Skye's main village, is approximately 8 miles away and offers a range of amenities, including a selection of small shops, medical centre, hotels, restaurants, garages, and a primary school. A further 22 miles brings you to the islands capital, Portree, offering a wider range of facilities.

ACCOMMODATION:

The Nest was built in 2018 and extends to approximately 130sqm. It has been thoughtfully designed and finished to a high standard and benefits from timber framed Nordan high performance double-glazed windows and doors. Heating to the property is by way of an external Ecodan air source heat pump to underfloor heating on the ground floor and radiators on the upper floor, complemented by a wood burning stove in the living area. Additionally, there is a Mechanical Ventilation and Heat Recovery System. The Tricel water treatment plant is located in the garden grounds. Interlinked smoke, heat and CO2 alarm system. Remaining NHBC warranty on the property.

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ABERDEEN BATHGATE BIGGAR BONNYRIGG CARLUKE DUNDEE DUNFERMLINE EDINBURGH FALKIRK GLASGOW GLENROTHES HUNTLY KIRKCALDY LANARK LANARKSHIRE









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GROUND FLOOR:

UTILITY ROOM:

12' 8" x 6' 2" (3.85m x 1.89m)

(Dimensions at widest point) Half glazed composite exterior door, window to rear elevation, ceiling downlights, range of base units, oak worktop, Belfast sink, integrated washer / dryer, Ecodan central heating system, cupboard housing electric consumer unit, extractor vent, electric ladder radiator, ceramic tile floor, access to inner hallway.

INNER HALLWAY:

24' 9" x 3' 3" (7.55m x 1.00m)

(Dimensions at widest point) Half glazed oak door, L-shaped hallway, ceiling downlights, extensive shelved and enclosed recessed storage cupboards, large under stair storage cupboard, engineered oak flooring, access to bedroom, shower room, open plan kitchen / living / dining, stairs to upper floor.

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GROUND FLOOR (CONTINUING):

BEDROOM 1:

14' 9" x 11' 3" (4.49m x 3.42m)

Oak door, dual aspect room with floor to ceiling picture window to front elevation with loch and mountain views, window to side elevation, two feature pendant lights, two large built-in double wardrobes, engineered oak flooring.

SHOWER ROOM:

8' 4" x 6' 1" (2.53m x 1.86m)

(Dimensions into shower) Oak door, window to rear elevation, ceiling downlights, built in shower cubicle with glazed door, mains rainfall shower with hand held shower head, ceramic tile walls, wall mounted wash hand basin with mirror over, ceramic tile splash back, wall mounted WC, shaver socket, extractor vent, electric ladder radiator, ceramic tile floor.

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GROUND FLOOR (CONTINUING):

OPEN PLAN LIVING:

KITCHEN / DINING AREA:
18' 1" x 11' 3" (5.51m x 3.42m)
Concealed sliding oak door, floor to ceiling picture window to front elevation with loch and mountain views, window to rear elevation, ceiling downlights, good range of wooden base and wall units, feature display unit, oak worktop, tiled splash back, single stainless steel sink with drainer, integrated freezer, tall integrated fridge, integrated Bosch dishwasher, integrated oven, integrated combination microwave / convection oven, kitchen island with seating under incorporating induction hob, space for dining table and chairs, feature pendant light over, engineered oak flooring.

LOUNGE AREA:
14' 4" x 11' 9" (4.36m x 3.57m)
Dual aspect room with sliding patio doors to front elevation with loch and mountain views giving access to outside decking area, floor to ceiling window to side elevation, window to rear elevation, vaulted ceiling, two feature pendant lights, freestanding wood burning stove set on a slate hearth, TV point, engineered oak flooring.

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UPPER FLOOR:

STAIRS AND LANDING:
10' 6" x 5' 8" (3.20m x 1.72m)
(Dimensions at widest point) Carpeted stairs rise from lower floor with an enclosed wooden balustrade and handrail, vaulted ceiling, large Velux window to front elevation with loch views, two wall downlights, fitted carpet, access to two bedrooms, bathroom.

BEDROOM 2:
16' 9" x 11' 3" (5.11m x 3.43m)
(Dimensions under coombs) Oak door, vaulted ceiling, large Velux window to front elevation with loch and mountain views, two wall lights, TV point, radiator, fitted carpet.

BEDROOM 3:
13' 4" x 11' 3" (4.07m x 3.43m)
(Dimensions under coombs) Oak door, vaulted ceiling, large Velux window to front elevation with loch and mountain views, two wall lights, large built-in double wardrobe, radiator, fitted carpet.

BATHROOM:
9' 8" x 7' 1" (2.95m x 2.17m)
(Dimensions into shower and under coombs) Oak door, Velux window to rear, ceiling downlights, quadrant shower cubicle, mains rainfall shower with hand held shower head, ceramic tiles, wall hung vanity unit with integrated wash hand basin and two storage drawers under, mirrored wall cupboard, ceramic tile splash back, wall mounted WC, bath, shaver socket, extractor vent, ladder radiator, ceramic tile floor.

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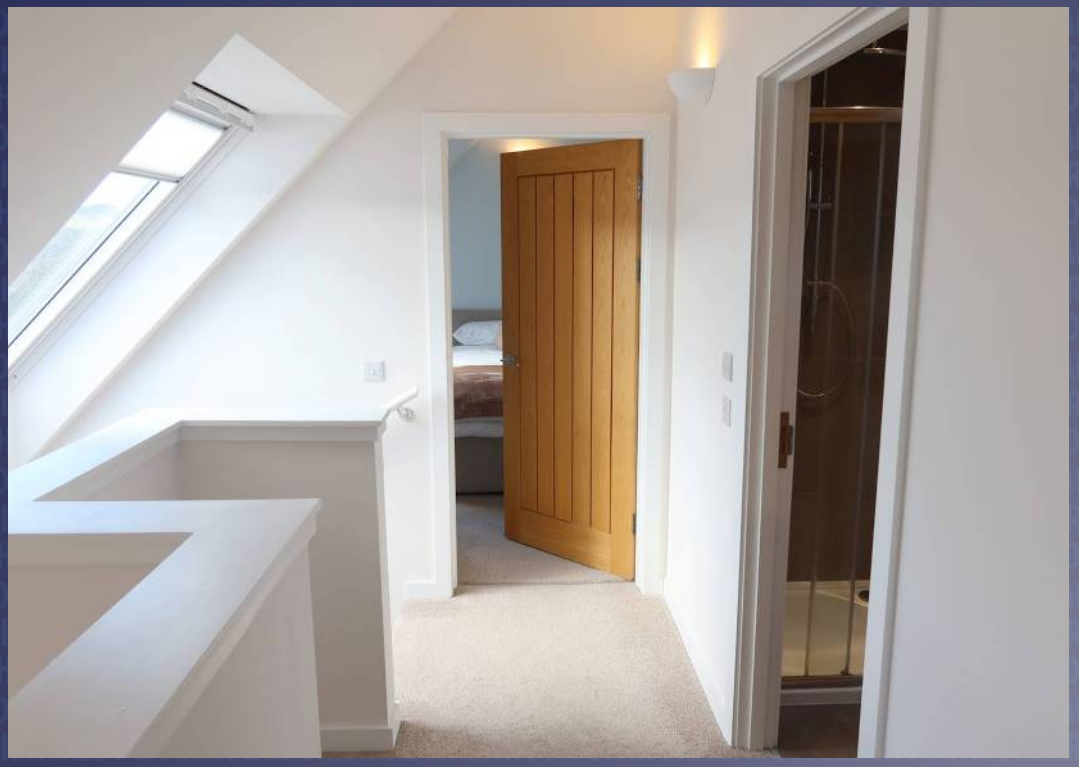






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EXTERNAL:

TIMBER SHED

RAISED DECKING AREA

POD POINT ELECTRIC VEHICLE CHARGER

GARDEN:
A private gravelled driveway with gated access leads to the rear of the property where there is ample parking space for 2 vehicles and provides access to the Pod Point electric vehicle charger. A paved ramp gives easy access to the main entrance and a gravel pathway spans around all sides of the house. The property is surrounded by large, fully fenced gardens extending to approximately 0.455 acres with a number of young trees planted. To the front there is a decked seating area, a perfect place to sit and take in the stunning loch and mountain views.

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GENERAL:

EXTRAS:
Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:
///anchovies.riverbed.fragments

VIEWING:
Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

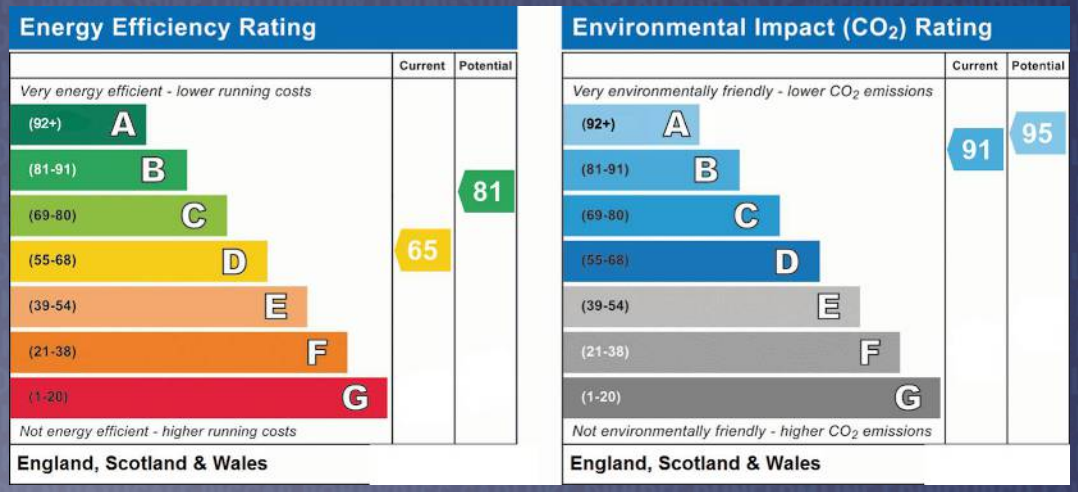
INTEREST:
It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

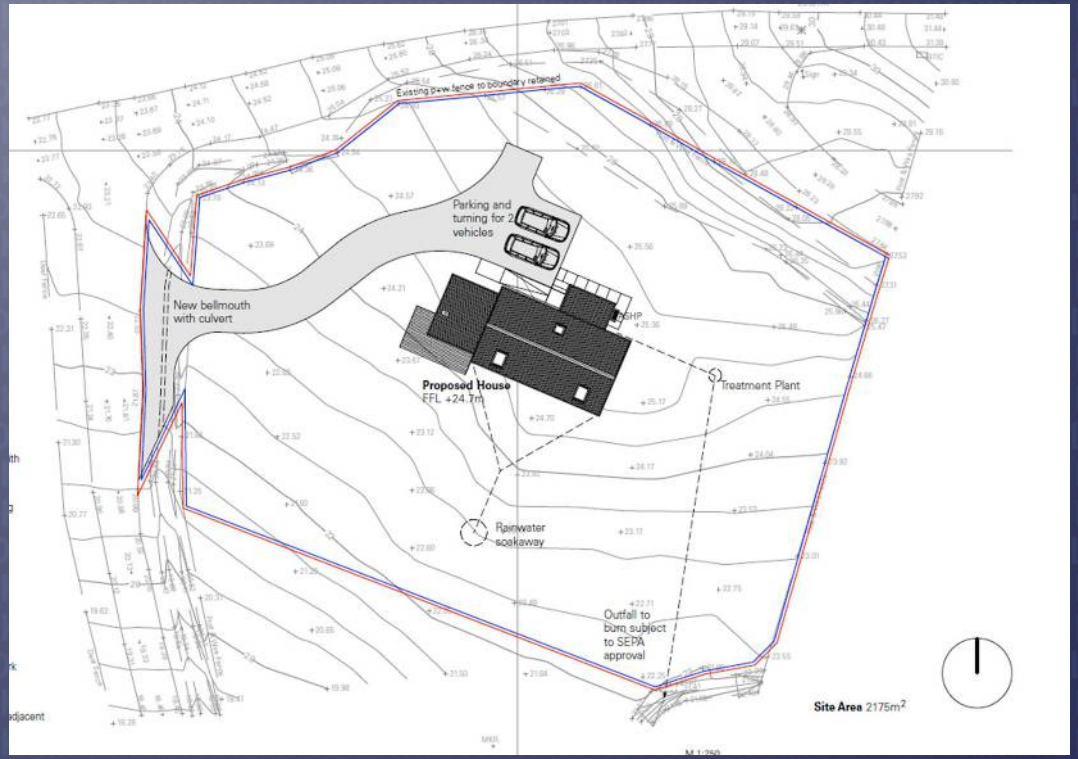
ENTRY:
At a date to be mutually agreed.

DISCLAIMER:
These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.


GROUND FLOOR
1ST FLOOR
BEDROOM 1
KITCHEN/DINER
LIVING ROOM
SHOWER ROOM
WARDROBE
WARDROBE
UTILITY
BEDROOM 1
BEDROOM 2
BATH/SHOWER ROOM
WARDROBE
WARDROBE


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
81
England, Scotland & Wales
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
91
95
England, Scotland & Wales


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Existing new fence to boundary retained
Parking and turning for 2 vehicles
New bellmouth with culvert
ASHP
Proposed House
FFL +24.7m
Treatment Plant
Rainwater soakaway
Outfall to burn subject to SEPA approval
Site Area 2175m²


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