



1 Altvaid, Harlosh, Dunvegan, Isle of Skye, IV55 8ZF
Offers Over £240,000

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1 Altvaid is a delightful former croft house located in the scenic township of Altvaid, Harlosh boasting fantastic views across croft land towards Loch Vatten and The MacLeod's Tables .

- Detached Former Croft House
- Three Bedrooms
- Oil Fired Central Heating
- UPVC Double Glazing
- Sea Views
- Walk-In Condition
- Rural Location

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band D

Property Description

The property has been well maintained by the current owners and is presented in walk-in condition. In addition the property further benefits from oil fired central heating, UPVC double glazing throughout and open fire in the lounge. The property currently operates as a successful holiday let with a short term letting licence in place. The transfer of the licence and furniture is available by separate negotiation.

Set out over two floors the accommodation within comprises of entrance porch, hallway, lounge, kitchen, rear porch, bathroom and bedroom on the ground floor. The first floor hosts a landing, box room and two double bedrooms.

Externally, the property sits within substantial garden grounds. The garden grounds are well maintained with neat areas of lawn with established shrubs and bushes. To the side is a detached outbuilding which offers the potential to be converted into additional accommodating subject to all the necessary consents. In addition the garden also hosts a block construction store to the rear. Ample off street parking is available on the driveway at the side of the property.

1 Altvaid would make a lovely family home in a peaceful setting and viewing is highly recommended to fully appreciate the offering.



Entrance Porch (7' 1.04" x 5' 0.24") or (2.16m x 1.53m)

A fully glazed UPVC door the the side elevation grants access into the welcoming porch. Dual aspect with windows to the side and front elevations. Half glazed door to the hallway. Carpeted. Painted in neutral tones.

Hallway (11' 11.31" Max x 13' 10.93" Max) or (3.64m Max x 4.24m Max)

Hallway providing access to porch, lounge, bedroom and bathroom with stairs leading to the first floor. Laminate flooring. Woodchip wallpaper.

Lounge (11' 10.52" x 14' 0.5") or (3.62m x 4.28m)

Bright dual aspect lounge with windows to the front and side elevations boasting sea views. Open fireplace with tile surround and hearth. Wallpapered. Vinyl flooring. Door to kitchen.

Kitchen (15' 7.4" x 8' 4.39") or (4.76m x 2.55m)

Good sized Kitchen fitted with a good selection of base and wall units with contrasting worktop over. Stainless steel one and a half bowl sink and drainer. Integrated electric oven and 4-ring hob, dishwasher and washing machine. Windows to the rear elevation. Built-in under stairs storage cupboard. Loft access hatch. Consumer unit housing. Tiled splashback. Partially painted and v-lined walls. Tile effect laminate flooring. Half glazed door to rear porch.

Rear Porch (6' 2.02" x 5' 6.54") or (1.88m x 1.69m)

Rear porch with window to the side elevation. Half glazed UPVC door to front. Carpeted. Partially v-lined/ painted walls. Half glazed door to kitchen.

Bathroom (9' 1.05" x 6' 2.02") or (2.77m x 1.88m)

bathroom comprising W.C., wash hand basin, bath and shower cubical with electric shower. Tiled walls to shower enclosure. Wet wall splashback. Vinyl flooring. Wallpapered. Frosted window to rear elevation.

Bedroom 1 (10' 8.35" x 13' 11.32") or (3.26m x 4.25m)

Spacious dual aspect double bedroom with windows to the front and side elevations affording sea views. Feature fireplace with wooden mantle and cast iron surround. Alcove shelving. Painted in neutral tones. Vinyl flooring.

Landing (9' 11.68" Max x 8' 8.72" Max) or (3.04m Max x 2.66m Max)

Landing granting access to two double bedrooms and box room. Built in storage cupboard. Velux window to rear elevation. Loft access hatch. Carpeted. Woodchip wallpaper.

Bedroom 2 (11' 9.73" x 11' 8.16") or (3.60m x 3.56m)

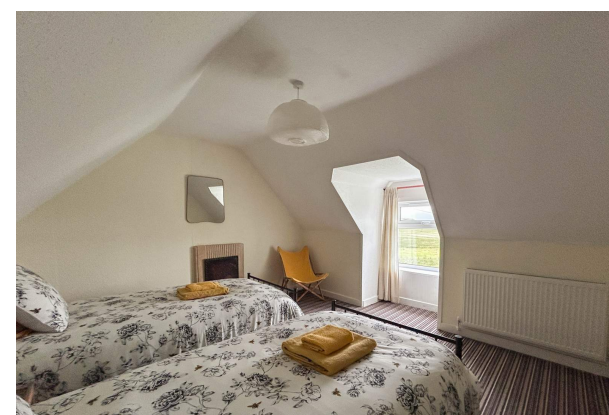
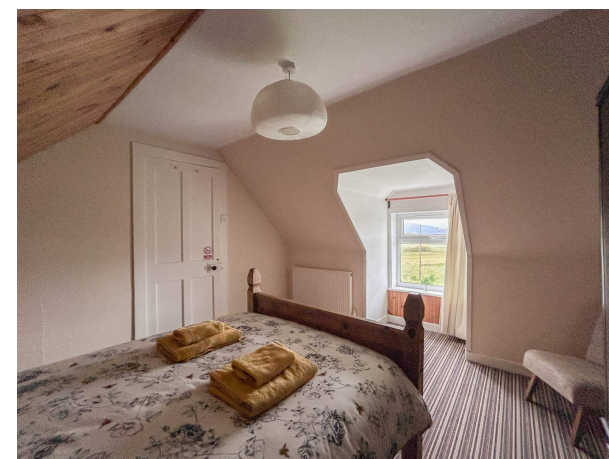
Good size double bedroom with window to the front elevation boasting sea views. Feature fireplace. Carpeted. Painted in neutral tones. Coombed ceilings.

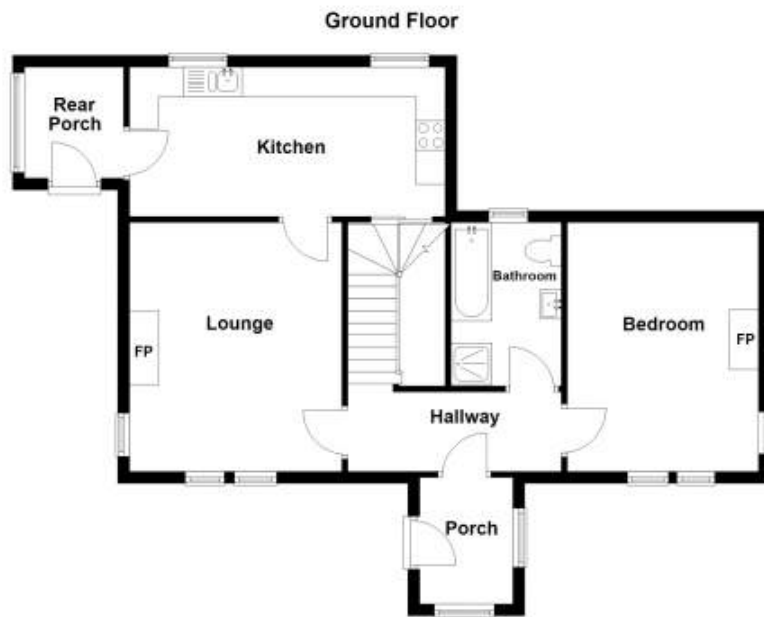
Bedroom 3 (12' 10.33" x 11' 3.43") or (3.92m x 3.44m)

Double bedroom with window to the front elevation boasting sea views. Carpeted. Painted in neutral tones. Coombed ceilings.

Box Room (10' 0.08" x 4' 2.79") or (3.05m x 1.29m)

Box room with Velux window to the front elevation. Carpeted.





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		75	(69-80) C		
(55-68) D			(55-68) D		63
(39-54) E			(39-54) E		
(21-38) F	36		(21-38) F	37	
(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.