



Half of 8 Marishadder, Staffin, Isle of Skye, IV51 9JG
Offers Over £195,000

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Half of 8 Marishadder is a delightful one bedroom cottage set within generous garden grounds in the peaceful crofting township of Marishadder affording widespread views across open croft land and towards the Trotternish Ridge.

- Detached Cottage
- One Bedroom
- Private Garden Grounds
- Rural Location
- Electric Heating
- Walk-In Condition

Property Description

Half of 8 Marishadder is a traditional cottage located in a tranquil and private setting boasting far reaching views across the surrounding croft land. The property has recently been renovated and modernised by the current owners to create a stunning cottage which has been operating as a successful holiday let and has been granted a short term lettings licence.

The cottage is presented in walk-in condition and benefits from UPVC double glazing, electric heating which can be remotely operated through WIFI and is decorated in contemporary tones throughout.

The accommodation within is set out over one level and comprises of entrance hall, lounge, kitchen, shower room and one double bedroom.

Half of 8 Marishadder is a charming cottage which would make a lovely home or holiday retreat in a secluded setting and must be viewed to appreciate the setting.

Services

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

Tenure

Freehold

Council tax

Band C



Entrance Hall (5' 9.29" x 4' 5.54") or (1.76m x 1.36m)

Accessed via a half glazed UPVC door to the front elevation. Access to lounge, bedroom and shower room. Consumer unit. Loft access. Painted in neutral tones. Vinyl flooring.

Lounge (12' 2.46" x 10' 4.8") or (3.72m x 3.17m)

Good size lounge with window to front elevation affording views to the garden and over the surrounding croft land. Electric stove heater. Painted in neutral tones. Carpeted. Access to kitchen.

Kitchen (9' 10.11" Max x 14' 4.44" Max) or (3.00m Max x 4.38m Max)

Two steps from the lounge lead into the kitchen. Modern fitted kitchen with a good range of wall and base units with contrasting worktop over. Integrated dishwasher, fridge freezer and electric oven and hob. Belfast sink with mixer tap. Dual aspect windows to the front and side elevations. Tile flooring. Painted in neutral tones. Loft access.

Bedroom 1 (10' 8.74" Max x 12' 2.85" Max) or (3.27m Max x 3.73m Max)

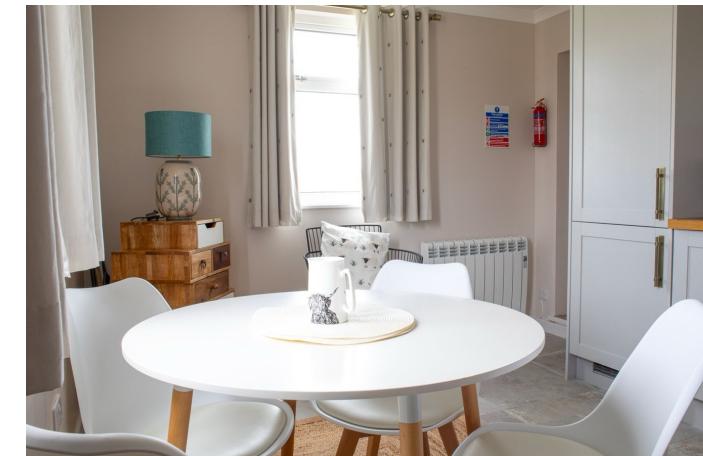
Bright and spacious double bedroom with window to front elevation affording views of the garden and surrounding croft land. Carpeted. Painted in neutral tones.

Shower Room (7' 2.61" x 5' 7.72") or (2.20m x 1.72m)

Modern shower room with white three piece suite comprising, W.C., vanity wash hand basin and corner shower cubical with electric shower. Frosted window to rear elevation. Chrome heated towel rail. Vinyl flooring. Wet wall to shower enclosure. Painted in neutral tones. Traditional v-lining on ceiling.

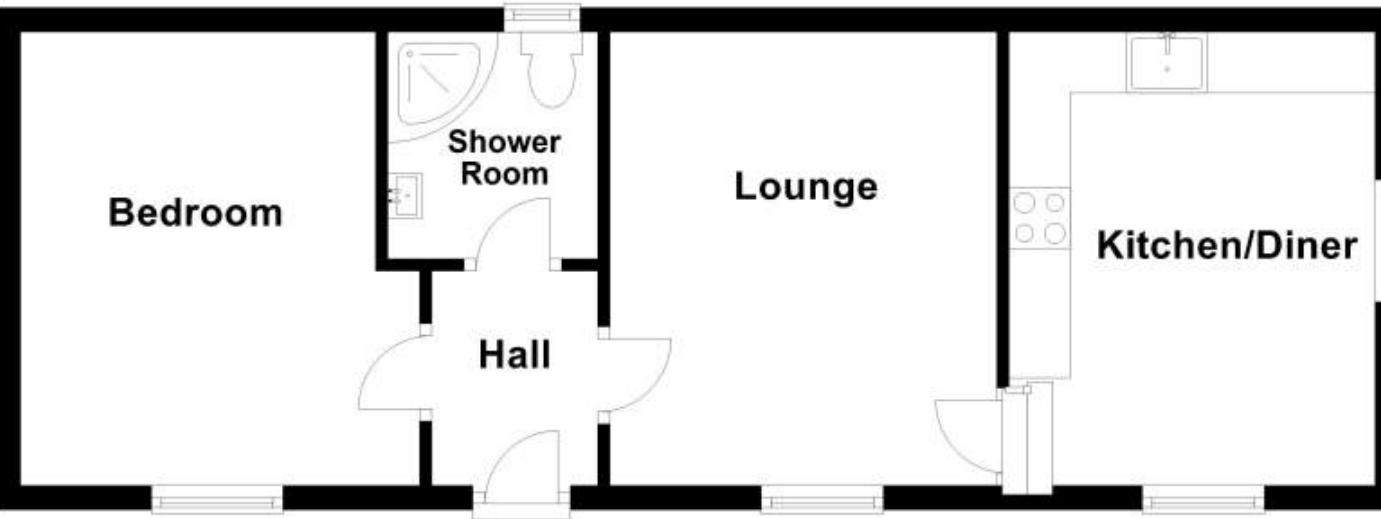
Garden

Half of 8 Marishadder is set within fully enclosed garden grounds that are mainly laid to lawn. The property is accessed via a shared driveway from the township road with parking available at the side of the property. The garden grounds afford a view over the surrounding croft land and the Trotternish Ridge.



Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 43.9 sq. metres (472.1 sq. feet)

Illustrative only. Not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.			
England, Scotland & Wales EU Directive 2002/91/EC			