



Tigh Chaoimhin, 9 Kendram, Kilmaluag, Isle of Skye, IV51 9UL
Offers Over £420,000

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Tigh Chaoimhin is a stunning contemporary two bedroom architect designed home set in an enviable position boasting panoramic views over Kilmaluag Bay and the Minch.

- Architect Designed House
- Two Double Bedrooms
- Electric Underfloor Heating
- Sea Views
- Fully Enclosed Garden Grounds
- Off Street Parking
- Rural Location

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

Tigh Chaoimhin is a modern detached two-bedroom property set in an enviable position affording stunning views over Kilmaluag Bay and the Minch. The Dualchas designed property, completed in 2008, sits in fully enclosed garden grounds and offers bright and spacious living accommodation with all rooms boasting stunning views.

The accommodation within comprises of entrance hallway, open plan lounge/kitchen/dining area, utility room, cloakroom and master bedroom with en-suite shower room on the ground floor. The upper floor has a landing, double bedroom and bathroom. The property further benefits NorDan double glazing and electric under floor central heating throughout the downstairs. There is also a wood burning stove in the lounge area. The property has been beautifully maintained by the current owners and is presented in walk-in condition. Tigh Chaoimhin is finished to a very high standard with quality fittings and fixtures and decorated in modern, neutral tones throughout.

Externally, the property is set within generous garden grounds, which are mainly laid to grass with a decked area to the front providing the perfect place to enjoy the beautiful views and sunsets. A gravel driveway from the township road leads to the property and provides ample parking for several cars.

Tigh Chaoimhin provides a wonderful opportunity to purchase a modern home in a breath-taking setting and must be viewed to appreciate the accommodation and views on offer.

** Furniture available by separate negotiation **



Entrance Hall (10' 4.8" x 6' 3.2") or (3.17m x 1.91m)

Spacious entrance hall way providing access to the utility room and open plan living area. Large pantry cupboard housing the consumer unit. Underfloor heating and skylight allowing natural light in. NorDan external door with side panel to rear elevation. Painted in neutral tones. Solid tile flooring.

Utility Room (9' 11.68" x 5' 4.57") or (3.04m x 1.64m)

Utility room with a range of base units with worktop over. Stainless steel sink and drainer with mixer tap. Storage cupboard housing the hot water tank. Miele Washing machine and tumble dryer and extra under-counter freezer. Window to side elevation. Access to cloakroom and entrance hallway. Solid tile floor. Underfloor heating. Painted in neutral tones.

Cloakroom (3' 1.8" x 5' 3.78") or (0.96m x 1.62m)

Cloakroom with W.C and wash hand basin. Window to the rear elevation. Tiled walls. Solid tile flooring.

Pantry (5' 1.81" x 5' 4.96") or (1.57m x 1.65m)

Pantry with shelves. Painted in neutral tones. Solid tile flooring.

Open plan Kitchen/Lounge/Dining (27' 8.68" Max x 25' 2.76" Max) or (8.45m Max x 7.69m Max)

Large, bright open plan living area comprising of kitchen, dining space and lounge. Kitchen - Range of modern white gloss base units with Corian worktops with inset stainless steel sink. Integrated Neff electric oven and microwave, ceramic 4-ring hob, fridge freezer and dishwasher. Window to the rear elevation. Dining & Lounge - separated by a room divider with built-in shelving. Two large NorDan patio doors to the front elevation affording access to the decking and garden. Full length window to the side elevation and window to the rear. Expansive views over the Minch towards the Outer Isles are afforded. The lounge has a wood burning stove. Underfloor heating. Solid tile flooring. Decorated in neutral tones.

Hallway (12' 3.24" Max x 6' 7.92" Max) or (3.74m Max x 2.03m Max)

Hallway providing access to the master bedroom and open plan living area with an oak staircase leading to the first floor. Built-in under stairs storage cupboard. Solid tile flooring. Painted in neutral tones.

Master Bedroom (11' 6.98" x 12' 7.57") or (3.53m x 3.85m)

Spacious master bedroom with NorDan patio doors to the front elevation boasting stunning sea views with access onto decking and garden. Window to side elevation. Walk in wardrobe with shelving and hanging space. Double built-in wardrobe. Solid tile flooring. Painted in neutral tones. Under floor heating. Access to en-suite.

En Suite (4' 5.54" x 7' 10.88") or (1.36m x 2.41m)

Generously sized wet room comprising W.C, wash hand basin and walk in shower with mains fed shower. Window to side elevation. Solid tile floor with under floor heating. Tiled walls. Chrome heated towel rail.

Landing (14' 5.62" Max x 13' 6.99" Max) or (4.41m Max x 4.14m Max)

Bright and airy landing with three Velux windows to the front elevation boasting sea views. Built in storage cupboard. Access provided to bedroom two and bathroom. Offers potential to be used as a home office. Oak Flooring. Painted in neutral tones. Electric panel heater.

Bedroom 2 (12' 11.51" x 11' 8.94") or (3.95m x 3.58m)

Good size double bedroom Velux windows offering sea views to the front and the Trotternish ridge to the rear. Built-in storage in the eaves. Oak flooring. Electric panel radiator. Painted in neutral tones.

Bathroom (5' 10.87" Max x 9' 2.63" Max) or (1.80m Max x 2.81m Max)

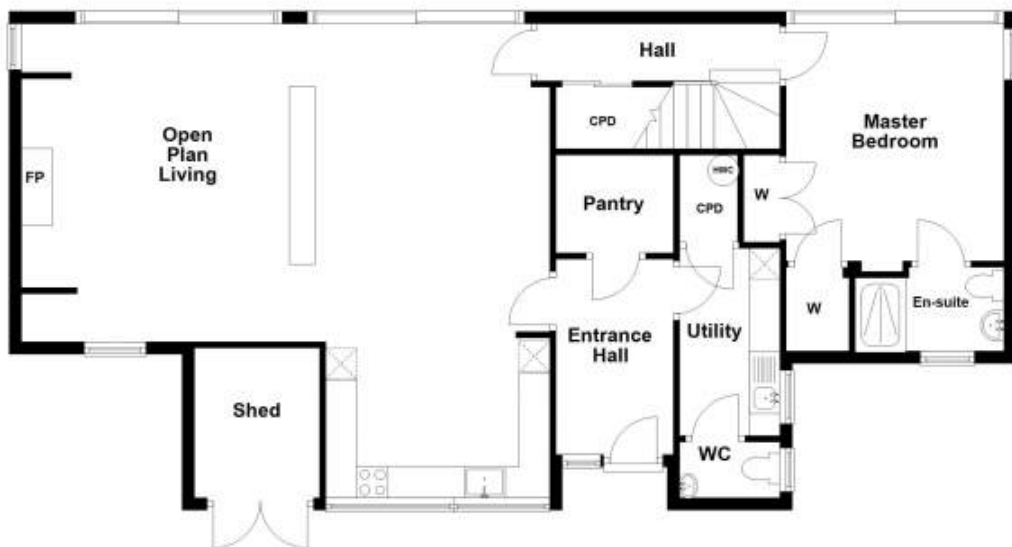
Generously sized bathroom comprising W.C, wash hand basin, bath and walk in shower with mains fed shower. Velux windows offering sea views to the front and Trotternish ridge to the rear Tiled walls. Vinyl flooring. Electric panel heater.

Shed (7' 6.55" x 6' 7.92") or (2.30m x 2.03m)

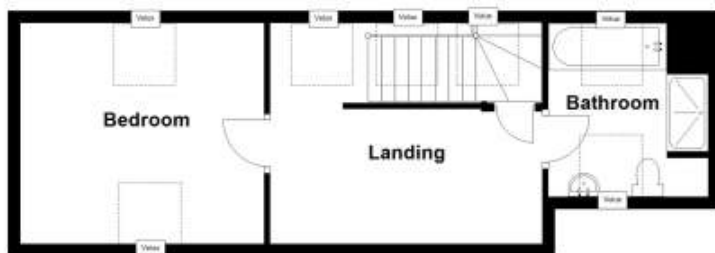
External store accessed via double timber doors to rear elevation. Concrete floor.



Ground Floor



First Floor



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		89	(81-91) B	87	91
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(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 <small>EU Directive 2002/91/EC</small>			England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

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.