



8 Borreraig Parks, Dunvegan, Isle Of Skye, Highland, IV55 8ZX
Offers Over £125,000

8 Borreraig Parks, Dunvegan, Isle Of Skye, Highland, IV55 8ZX

8 Borreraig Parks is a traditional, detached property located in the peaceful township of Borreraig, affording beautiful views towards Loch Dunvegan. The property is set within generous garden grounds extending to approximately 0.5 acres, or thereby (to be confirmed by title deed). The property would benefit from a degree of renovation and modernisation works, however, still retains much of its original character.

- Detached Property
- Rural Location
- Off Road Parking
- Double Glazing
- Electric Central Heating
- Open Fire Place

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band B

Property Description

8 Borreraig Parks is a traditional, detached property located in the peaceful township of Borreraig, affording beautiful views towards Loch Dunvegan. The property is set within generous garden grounds extending to approximately 0.5 acres, or thereby (to be confirmed by title deed). The property would benefit from a degree of renovation and modernisation works, however, still retains much of its original character.

The accommodation within comprises of: entrance hallway, lounge, kitchen, shower room and two double bedrooms. The property further benefits from double glazing, open fire in the lounge and the main bedroom as well as electric storage heating.

Externally, the property is positioned within large garden grounds which extend to approximately 0.5 acres or thereby (to be confirmed by title) from which stunning views are afforded towards Loch Dunvegan and the M'c Grimmon Memorial Cairn. The property is accessed via a gate from the main township road with parking available to the side of the cottage.

8 Borreraig Parks is a property which would make a lovely home in a peaceful, rural setting.



Entrance Hall (10' 4.8" x 4' 2.39") or (3.17m x 1.28m)

Entry via a half glazed UPVC door. Laminate flooring. Traditional V-lining to walls and ceiling. Access to lounge and two double bedrooms.

Lounge (13' 7.78" x 11' 6.98") or (4.16m x 3.53m)

Cosy dual aspect lounge with widows to front and side elevations. Carpeted. Traditional V-lining to walls and ceiling. Open fire place with slate hearth, stone surround and wooden mantle. Access to kitchen.

Kitchen (7' 9.7" x 7' 3.4") or (2.38m x 2.22m)

Kitchen comprising floor units with contrasting worktop over. Stainless steel sink with drainer and mixer tap. Window to rear with view to garden. Vinyl floor tiles. Painted. Half glazed UPVC door to garden. Access to shower room.

Shower Room (7' 3.01" x 3' 10.85") or (2.21m x 1.19m)

Shower room comprising W.C., wash hand basin and shower cubicle with Triton Seville electric shower. Frosted window to rear. Electric fan heater. Painted.

Bedroom 1 (13' 7.78" x 11' 7.37") or (4.16m x 3.54m)

Double bedroom with window to front elevation. Traditional V-lining to walls and ceiling. Painted. Open fire with tiled surround, concrete hearth and wooden mantle. Timber flooring. Small storage cupboard.

Bedroom 2 (10' 4.8" x 9' 3.02") or (3.17m x 2.82m)

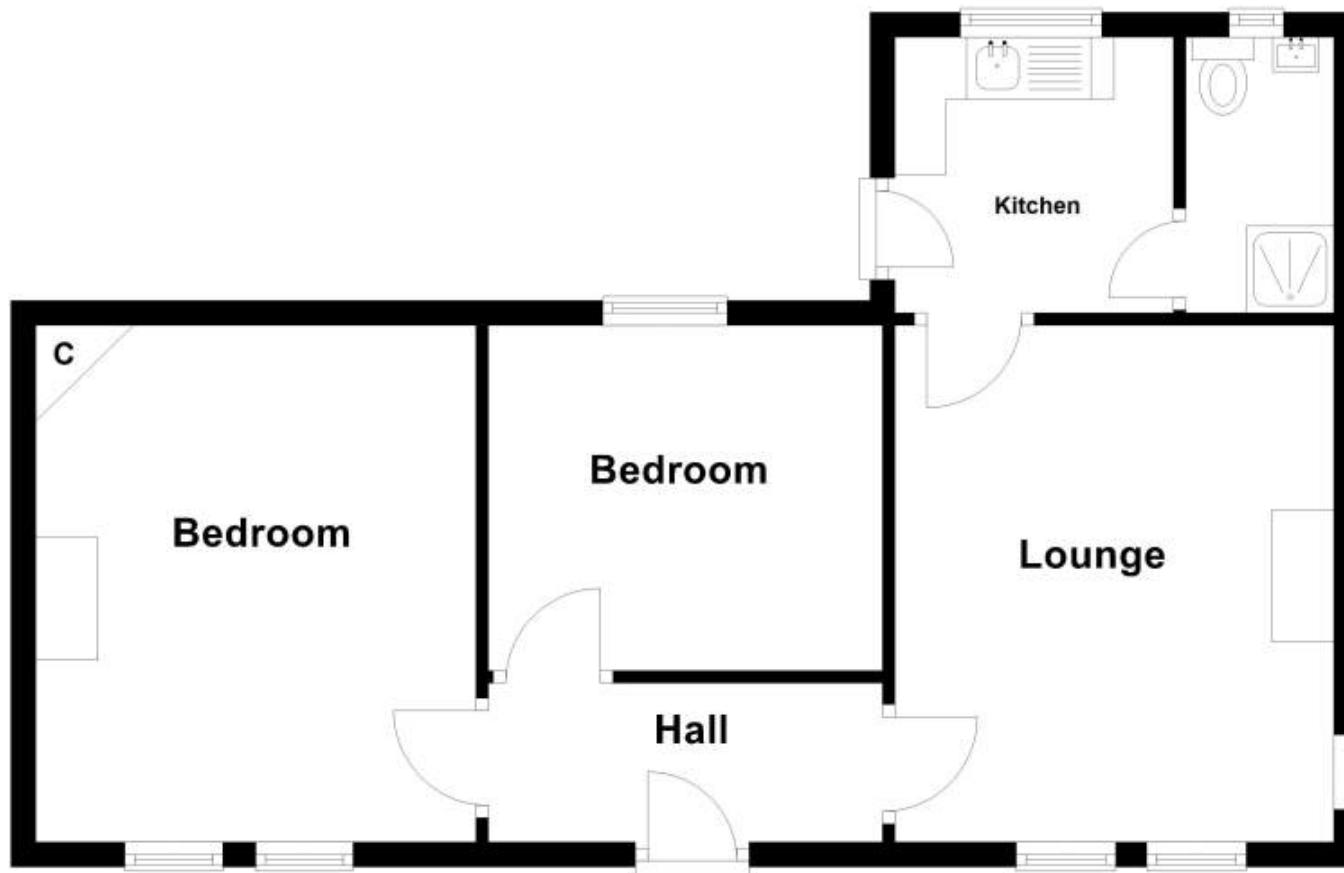
Double bedroom with timber, sash and case window to rear elevation. Timber floor. Traditional V-lining to walls and ceiling. Painted. Loft hatch.

Garden

Garden extending to approximately 0.5 acres or thereby (to be confirmed by title deed). A gate leads to the garden and parking area. The garden is laid to grass and boasts beautiful views towards Loch Dunvegan and the M'c Grimmon Memorial Cairn.



Ground 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			(81-91) B		
(69-80) C		71	(69-80) C		78
(55-68) D			(55-68) D	55	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	18		(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.