



21 Upper Edinbane, Edinbane, Isle of Skye, IV51 9PR
Offers Over £185,000

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21 Upper Edinbane is a detached, traditional croft house overlooking the village of Edinbane and Loch Greshornish on the Isle of Skye.

- Stunning Views
- Peaceful Location
- Traditional Cottage
- Log Burner

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band Not Specified

Property Description

21 Upper Edinbane is a detached, traditional three bedroom croft house overlooking the village of Edinbane and Loch Greshornish on the Isle of Skye.

21 Upper Edinbane is a charming, cosy property and is set in an enviable position boasting stunning views over Loch Greshornish. Perched high above the village the property retains many original features such as traditional v-lining to the walls, an open fireplace in the lounge and log burner in the dining room.

The accommodation is set out over two levels and comprises of a hallway, lounge, kitchen, dining room bedroom and bathroom on the ground floor. Upstairs is a landing and two further bedrooms. The property further benefits from electric heating, an ornate, open fireplace in the lounge and a log burner in the dining room. There is plenty of built in storage throughout the property.

Externally, the property sits in large, secure garden grounds, which are mainly laid to grass, and extend to approximately 0.34 acres or thereby (to be confirmed by title deed). There is ample parking provided to the side and rear of the property. A small shed at the rear of the property provides storage for garden equipment.

21 Upper Edinbane currently operates as a holiday let and has a Short Term Let Licence in place.

Viewing is highly recommended to appreciate the subject on offer.



Hallway (12' 6.79" x 3' 6.13") or (3.83m x 1.07m)

Access via a half-glazed upvc door from front garden. Timber flooring. Traditional v-lining to walls and ceiling. Painted. Consumer unit. Access to lounge, dining room, double bedroom. Stairs to upper floor.

Lounge (13' 8.96" x 10' 9.13") or (4.19m x 3.28m)

Cosy lounge with window to front boasting beautiful views over the garden and surrounding countryside. Timber flooring. Traditional v-lining to walls and ceiling. Victorian-style open fireplace with tiled surround. Painted.

Kitchen (8' 9.51" x 8' 4.79") or (2.68m x 2.56m)

Compact kitchen with range of storage cupboards and timber worktops. Half-glazed upvc door to rear garden. Traditional v-lining to walls and ceiling. Tiled at splash back. Stainless steel sink and drainer. Window to rear. Terracotta tiled flooring.

Dining Room (15' 5.83" Max x 10' 11.89") or (4.72m Max x 3.35m)

Spacious dining room with window to front elevation affording stunning views over the surrounding countryside towards Loch Greshornish. Timber flooring. Fireplace with inset log burner and slate hearth. Recessed shelving. Access to kitchen and bathroom. Storage cupboard with hot water tank.

Bedroom 1 (10' 3.62" x 9' 10.11") or (3.14m x 3.00m)

Double bedroom with window to rear. Traditional v-lining to walls and ceiling. Painted. Built in wardrobes. Timber flooring.

Bathroom (8' 3.61" x 5' 10.47") or (2.53m x 1.79m)

Bathroom comprising W.C., wash hand basin and bath with electric Mira Jump shower over. Small window to rear. Vinyl flooring. Traditional v-lining to walls and ceiling. Tiled at bath and wash hand basin. Wall mounted electric fan heater.

Landing (11' 5.79" x 10' 4.41") or (3.50m x 3.16m)

Bright, spacious landing accessed via ladder-style stairs from the hall. Access provided to two bedrooms. Carpeted. Traditional v-lining to walls and ceiling. Storage built in to the eaves. Velux window to front.

Bedroom 2 (11' 2.25" x 10' 4.02") or (3.41m x 3.15m)

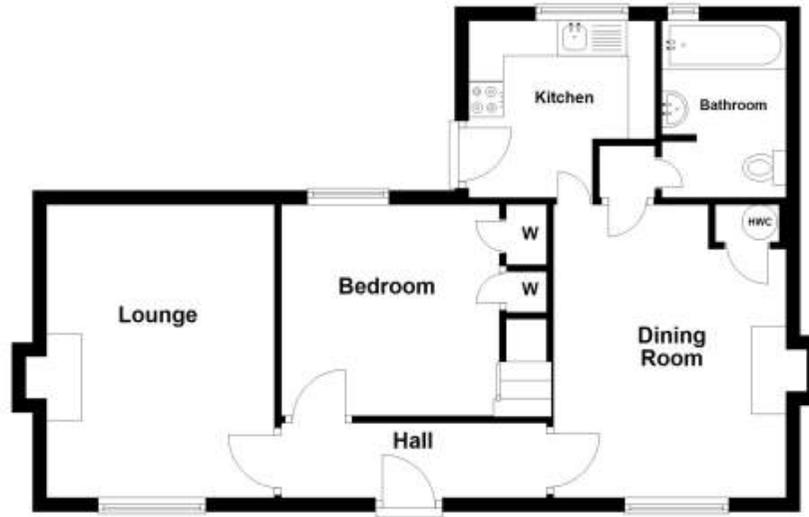
Double Bedroom with beautiful exposed stone wall. Velux window to front. Carpeted. Painted. Storage built in to the eaves.

Bedroom 3 (12' 2.46" x 10' 4.8") or (3.72m x 3.17m)

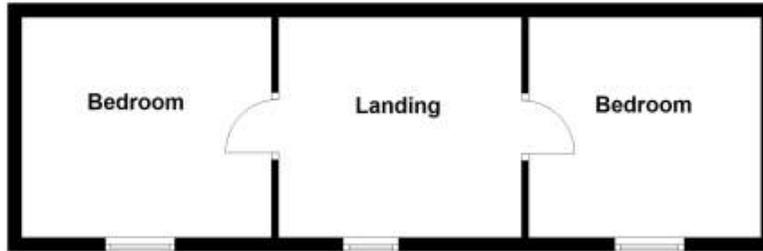
Double bedroom set as a twin. Traditional v-lining to walls and ceiling. Exposed stone wall. Built in storage in eaves. Velux window to front.



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		99	(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	36		(21-38) F		
(1-20) G			(1-20) G	17	
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.