



38 Idrigill, Uig, Isle of Skye, IV51 9XU
Offers Over £230,000

38 Idrigill, Uig, Isle of Skye, IV51 9XU

38 Idrigill is a 4 bedroom , detached bungalow set in an elevated position affording stunning sea views over Uig Bay and harbour. The property is set within 6 acres (2.4ha), or thereby (to be confirmed by title deed), of tenanted croft land that extends to both sides of the A855 and hosts a several outbuildings.

- Detached Property
- 6 Acres of Tenanted Croft Land (or thereby)
- Stunning Sea Views

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band D

Property Description

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The accommodation within is set out over one floor and comprises of: entrance vestibule, hallway, lounge, kitchen, shower room and four double bedrooms. The property further benefits from UPVC double glazing, oil fired central heating complimented by a wood burning stove in the lounge.

Externally the property is set within approximately 6 acres (2.4ha) of tenanted croft land. An area of garden is sectioned off by fences. The land boasts a detached garage and a large storage shed/workshop. Located to the rear of the property is 3 storage sheds.

38 Idrigill presents a fantastic opportunity to purchase a spacious home on a tenanted croft affording beautiful views over the Uig bay.

Further information on Crofting can be found by contacting the Crofting Commission or visiting www.crofting.scotland.gov.uk Tel: 01463 663450.

*** Please note the house and garden grounds are not decrofted ***



Entrance Vestibule (7' 0.65" x 6' 6.35") or (2.15m x 1.99m)

Entrance vestibule accessed via UPVC door with frosted pane to the side. Floor boards. Part painted. Access to hallway.

Hallway (19' 3.5" x 7' 9.31") or (5.88m x 2.37m)

Hallway providing access to all rooms. Carpeted and laminate flooring. Painted. Loft hatch.

Bedroom 1 (11' 8.16" x 11' 6.98") or (3.56m x 3.53m)

Spacious double bedroom with window to front boasting beautiful views over Uig Bay. Carpeted. Painted.

Bedroom 2 (11' 6.58" x 10' 11.1") or (3.52m x 3.33m)

Double bedroom with window to the rear. Carpeted. Painted.

Bedroom 3 (11' 6.19" x 8' 4") or (3.51m x 2.54m)

Small double room with window to front affording views over the croft land towards Uig Bay. Carpeted. Wallpapered.

Bedroom 4 (7' 11.67" x 9' 5.39") or (2.43m x 2.88m)

Small double room with window to rear. Carpeted. Painted. Would make a good home office space.

Shower Room (7' 10.49" x 5' 11.65") or (2.40m x 1.82m)

Generously sized shower room comprising W.C., pedestal wash hand basin and quadrant shower cubicle. Mains shower. Tiled walls. Vinyl flooring. Wet wall at shower. Heated towel rail. Frosted window to rear. Extractor fan.

Lounge (18' 2.5" x 11' 6.19") or (5.55m x 3.51m)

Large lounge with picture window to front boasting stunning views over Uig Bay. Fireplace with wood burning stove and slate hearth. Carpeted. Wallpapered.

Kitchen (12' 5.21" x 10' 7.17") or (3.79m x 3.23m)

Dual aspect kitchen with windows to side and rear. A good range of floor and wall units. Integrated oven, hob and extractor hood. Stainless steel one and half bowl sink and drainer. Carpeted and floor boards.

Rear Vestibule (4' 6.33" x 5' 5.75") or (1.38m x 1.67m)

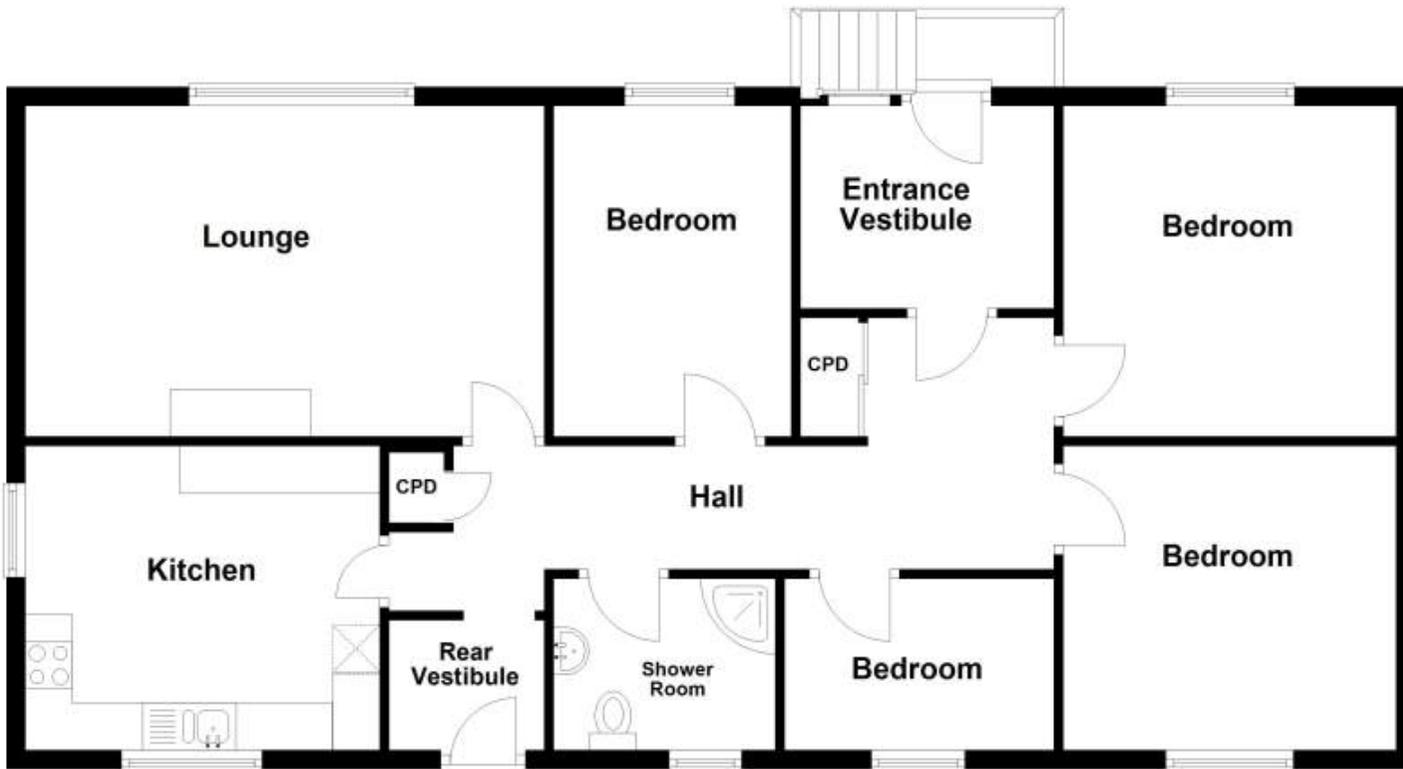
Rear vestibule giving access to garden. Vinyl flooring. Painted. Consumer unit. Accessed from hallway.

Grounds

Externally the property is set within approximately 6 acres (2.4ha) of tenanted croft land. An area of garden is sectioned off by fences. The land boasts a detached garage and a large storage shed/workshop. Located to the rear of the property is 3 storage sheds.



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		85	(81-91) B		
(69-80) C			(69-80) C		69
(55-68) D			(55-68) D		
(39-54) E	53		(39-54) E	49	
(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.