



Lisigarry Cottage, Portree, Isle of Skye, IV51 9HQ
Offers Over £180,000

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Lisigarry Cottage is a substantial 3 / 4 bedroom period property located on the edge of Portree, a short walk from all of the amenities on offer.

- Period Property
- Detached
- High Ceilings
- Close to Town Centre
- Private Garden
- Electric Central Heating
- Double Glazing

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

Lisigarry Cottage is a substantial 3 / 4 bedroom period property located on the edge of Portree, a short walk from all of the amenities on offer.

Built in the 1870s, Lisigarry Cottage was once the home of Sheriff Officer Angus Martin, infamous for his part in the Battle of the Braes in 1882. The property benefits from large, high ceilinged rooms with many original features such as deep window sills and cornicing. The property comprises a porch, entrance hall, lounge, dining room, bathroom and small kitchen on the ground floor. Upstairs are two large double bedrooms, a single room, W.C and an office / bedroom to the rear.

Externally the property sits in large garden grounds which are mainly laid to grass with mature trees, bushes and shrubs. The gravel driveway provides parking to the front and side of the property.

Although in need of modernisation Lisigarry Cottage will make a beautiful family home and must be viewed to fully appreciate the offering.



Porch (11' 5.01" x 5' 6.14") or (3.48m x 1.68m)
Bright entrance porch with windows to front and side. Vinyl floor, Painted. Frosted door to hall. Views over garden.

Entrance Hall (14' 7.98" x 11' 5.79") or (4.47m x 3.50m)

Large entrance hall providing access to lounge, dining room and rear hall. Stairs lead to first floor. Under stair cupboard. Vinyl flooring. Painted. High ceiling.

Dining Room (14' 2.87" x 12' 1.67") or (4.34m x 3.70m)

Spacious dining room with feature fireplace with timber surround and inset electric fire. Window to front with view to garden. Painted. Cement floor. Recessed shelving. High ceiling and cornice.

Lounge (14' 7.98" x 14' 9.95") or (4.47m x 4.52m)

Spacious lounge with window to front and 15 pane glazed door to the side. Fireplace with tiled hearth and surround with inset electric fire. High ceiling with cornice.

Rear Lobby (8' 11.09" x 2' 11.83") or (2.72m x 0.91m)

Rear Lobby providing access to bathroom and kitchen. Double glazed door to garden. Vinyl flooring. Painted. Consumer unit.

Bathroom (8' 11.09" x 6' 2.8") or (2.72m x 1.90m)

Family bathroom comprising W.C., wash hand basin and bath with electric shower over. Frosted window to rear. Vinyl flooring. Painted. Wet wall at bath and basin.

Kitchen (12' 0.09" x 8' 5.97") or (3.66m x 2.59m)

Dual aspect kitchen with stainless steel sink and double drainer. Vinyl flooring. Painted. Open shelving.

Landing (11' 5.4" x 3' 1.8") or (3.49m x 0.96m)
Providing access to three bedrooms, office and W.C. Carpeted. Wallpapered. Loft hatch. Velux to rear.

Bedroom 1 (14' 8.77" x 14' 9.56") or (4.49m x 4.51m)

Large, spacious double bedroom with window to front. Laminate flooring. Wallpapered. Coombed ceiling.

Bedroom 2 (11' 5.79" x 6' 4.77") or (3.50m x 1.95m)

Single bedroom with window to front. Carpeted. Wallpapered. Coombed ceiling.

Bedroom 3 (14' 8.77" x 11' 11.7") or (4.49m x 3.65m)

Spacious, bright double bedroom with window to front. Laminate flooring. Wallpapered.

W.C (4' 1.21" x 4' 0.43") or (1.25m x 1.23m)

W.C. comprising toilet and wash hand basin. Vinyl flooring. Wallpapered. Skylight to rear. Tiled at basin.

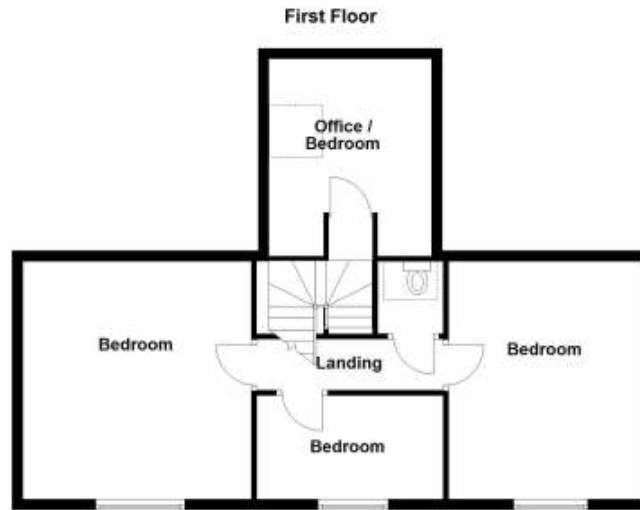
Office (12' 1.67" x 10' 0.08") or (3.70m x 3.05m)

Office at rear which can be used as a bedroom or storage area. Exposed floorboards. Painted. Velux window to side.

Garden

Private garden grounds mainly laid to grass with mature trees, shrubs and bushes. Gravel drive providing parking. Clothes drying area. The rear is bordered by a hedge.





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		83
(69-80) C			(69-80) C		
(55-68) D		67	(55-68) D	65	
(39-54) E			(39-54) E		
(21-38) F	23		(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	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.