



Glencairn, 4 Torvaig, Portree, Isle of Skye, IV51 9HU  
Offers Over £215,000



# Glencairn, 4 Torvaig, Portree, Isle of Skye, IV51 9HU

Glencairn, 4 Torvaig is a traditional, detached property located in the peaceful crofting township of Torvaig close to Skye's main town of Portree. The property is set within private garden grounds and boasts stunning views towards Ben Tianavaig and the Cuillins.

- Detached Property
- Three Bedrooms
- Rural Location
- Double Glazing

## Services

Mains Electric, Mains Water, Drainage to septic tank

## Tenure

Freehold

## Council tax

Band D

## Property Description

Glencairn, 4 Torvaig is a traditional, detached property located in the peaceful crofting township of Torvaig close to Skye's main town of Portree. The property is set within private garden grounds and boasts stunning views towards Ben Tianavaig and the Cuillins.

Glencairn is a bright, spacious, detached property comprising entrance porch, hall, lounge, kitchen, shower room, rear porch and double bedroom on the ground floor. On the upper floor is a landing and two ensuite double bedrooms. The property further benefits from UPVC double glazing throughout and an open fire place in the lounge. The oil-fired central heating system is currently not operational. It would be advisable for any prospective purchaser to have this checked.

Externally, the property is set within fully enclosed garden grounds which are mainly laid to grass and planted with trees. Views towards Storr are afforded from the rear of the garden.

Glencairn provides the opportunity to purchase a wonderful home set in a peaceful location boasting widespread views towards Ben Tianavaig, Storr and the Cuillins and must be viewed to fully appreciate the setting.



**Entrance Porch (5' 2.2" x 5' 10.08" ) or (1.58m x 1.78m)**

Bright, welcoming entrance porch with half frosted UPVC door and window to front elevation. Vinyl flooring. V-lining to walls. Painted.

**Hallway (6' 2.8" x 6' 0.44" ) or (1.90m x 1.84m)**

Hallway accessed via a glazed, 15 pane door. Access to lounge and bedroom. Stairs to upper floor. Under stair storage cupboard. Carpeted. V-lining to walls and ceiling.

**Bedroom 1 (13' 7.78" x 11' 9.34" ) or (4.16m x 3.59m)**

Large, bright double bedroom with window to front elevation. Carpeted. Wallpapered. Painted. Recessed shelving.

**Lounge (13' 8.96" x 12' 2.06" ) or (4.19m x 3.71m)**

Well appointed lounge with window to front elevation. Open fire place with tiled hearth and surround. Inset electric stove. Wallpapered & painted. Recessed shelving and storage. Access to kitchen.

**Kitchen (18' 1.72" x 9' 8.93" ) or (5.53m x 2.97m)**

Large, dining kitchen with a good range of floor units with contrasting worktop over. Two windows to rear elevation. Vinyl flooring. Painted. Free standing cooker, washing machine, tumble dryer and fridge freezer. Stainless steel single bowl sink and drainer. Loft hatch. Access to rear lobby.

**Rear Lobby (5' 7.72" x 3' 0.22" ) or (1.72m x 0.92m)**

Small rear lobby giving access to rear porch and shower room.

**Shower Room (6' 3.98" x 5' 5.35" ) or (1.93m x 1.66m)**

Shower room comprising W.C, wash hand basin and shower cubicle. Tiled walls. Concrete floor. Frosted window to rear. Wall mounted fan heater.

**Rear Porch (7' 10.49" x 5' 6.93" ) or (2.40m x 1.70m)**

Rear Porch with window to side and 2 pane UPVC door to garden. Concrete floor and bare walls. In need of completion.

**Landing (6' 0.44" x 2' 10.65" ) or (1.84m x 0.88m)**

Carpeted stairs lead to the upper floor landing. Carpeted. V-lining to walls. Skylight to rear. Access to two double bedrooms.

**Bedroom 2 (13' 7.78" x 12' 2.46" ) or (4.16m x 3.72m)**

Double bedroom with window to front elevation boasting beautiful views towards Ben Tianavaig and the Cuillins.. Carpeted. Wallpapered. Access to ensuite shower room.

**En-suite shower room (5' 8.5" x 5' 7.72" ) or (1.74m x 1.72m)**

Modern ensuite shower room comprising W.C., vanity basin and quadrant cubicle with electric shower. Respatex wet wall to walls and ceiling. Vinyl flooring. Chrome towel rail.

**Bedroom 3 (13' 7.78" x 11' 9.34" ) or (4.16m x 3.59m)**

Large, double bedroom with window to front elevation boasting stunning views towards Ben Tianavaig and the Cuillins. Carpeted. Wallpapered. Access to ensuite shower room.

**En-suite shower room (6' 0.05" x 5' 9.29" ) or (1.83m x 1.76m)**

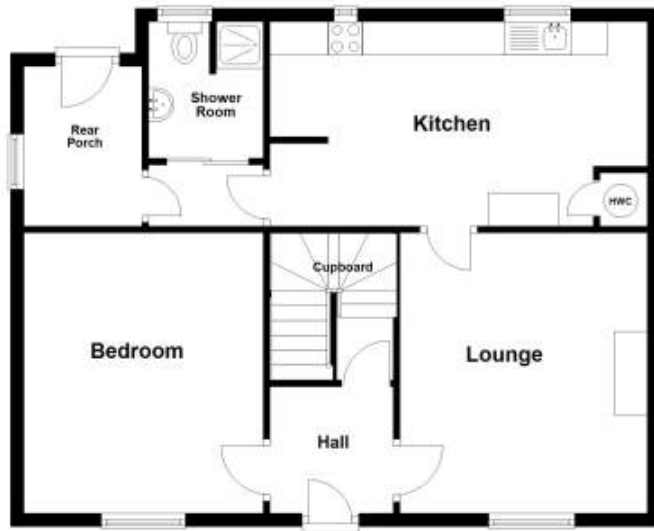
Modern ensuite shower room comprising W.C., vanity basin and quadrant cubicle with electric shower. Respatex wet wall to walls and ceiling. Vinyl flooring. Chrome towel rail.

**Garden**

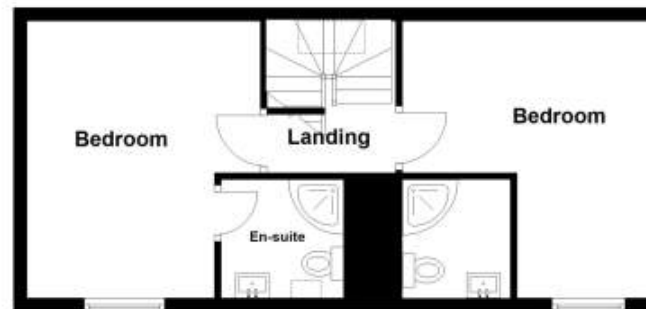
Fully enclosed, private garden grounds with hedge to front of the property. The garden is mainly laid to grass and planted with trees. Views towards Storr are afforded from the rear of the garden.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		65	(55-68) <b>D</b>		63
(39-54) <b>E</b>			(39-54) <b>E</b>	40	
(21-38) <b>F</b>	38		(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.