



4 Balgown, Kilmuir, Portree, Isle of Skye, IV51 9UB
Offers Over £210,000

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4 Balgown is a well maintained detached bungalow set in a peaceful location affording widespread views over the Minch towards the Outer Islands. The property is conveniently located within easy commuting distance of Uig and Portree and all the amenities on offer.

- Detached Bungalow
- Two Bedrooms
- Sea Views
- Oil Fired Central Heating
- Private Garden
- Potential to Convert the Loft

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band C

Property Description

4 Balgown is a well proportioned detached two double bedroom property in a scenic location boasting panoramic sea views over the Minch towards the Outer Isles. The property is presented in walk-in condition and offers flexibility for family living.

The accommodation within comprises of; entrance hallway, lounge, kitchen, rear porch, bathroom and two double bedrooms. The property further benefits from double glazing, oil fired central heating and a large floored loft space which offers the potential to be converted into additional accommodating subject to the relevant consents.

Externally the property is set within neat garden grounds. The fully enclosed gardens are mainly laid to lawn to the front and rear with established shrubs and bushes. Parking is available to the side of the property on the driveway. There is also a detached shed/workshop to the side of the property.

4 Balgown would make a beautiful home in stunning setting and must be viewed to appreciate the views on offer.



Entrance Hall (8' 4.79" x 5' 11.65") or (2.56m x 1.82m)

A decorative half glazed UPVC door leads into the hallway which provides access to the lounge, bathroom and two bedrooms. Access hatch to large loft space which subject to the relevant consents can be converted into additional accommodation. Painted walls. Laminate flooring.

Lounge (14' 10.35" Max x 13' 9.35" Max) or (4.53m Max x 4.20m Max)

Spacious lounge with window to the rear elevation boasting views across the Minch towards the Outer Isles. Multi-fuel stove. Carpeted. Painted in neutral tones. Access to kitchen diner and hallway.

Kitchen (14' 10.35" Max x 11' 0.28" Max) or (4.53m Max x 3.36m Max)

Fitted kitchen with a good range of wall and base units with contrasting worktop over. Windows to the rear and side elevations affording sea views. Stainless steel sink and drainer. Tile splashback. Electric oven and hob with extractor over. Built-in pantry cupboard with internal window to rear porch. internal window to rear porch. Tile flooring. Painted in neutral tones. Doors to porch and lounge.

Rear Porch (10' 7.56" x 4' 7.12") or (3.24m x 1.40m)

Triple aspect porch with windows to side and front elevations. Accessed via half glazed UPVC door to side. 18 pane glazed door providing access to the kitchen. internal windows to kitchen and pantry. Partially v-lined and painted. Tile flooring.

Bedroom 1 (12' 9.15" Max x 12' 1.28" Max) or (3.89m Max x 3.69m Max)

Generous double bedroom with window to the rear elevation with views over the Minch towards the Outer Isles. Painted in neutral tones. Carpeted.

Bedroom 2 (11' 11.31" x 9' 9.72") or (3.64m x 2.99m)

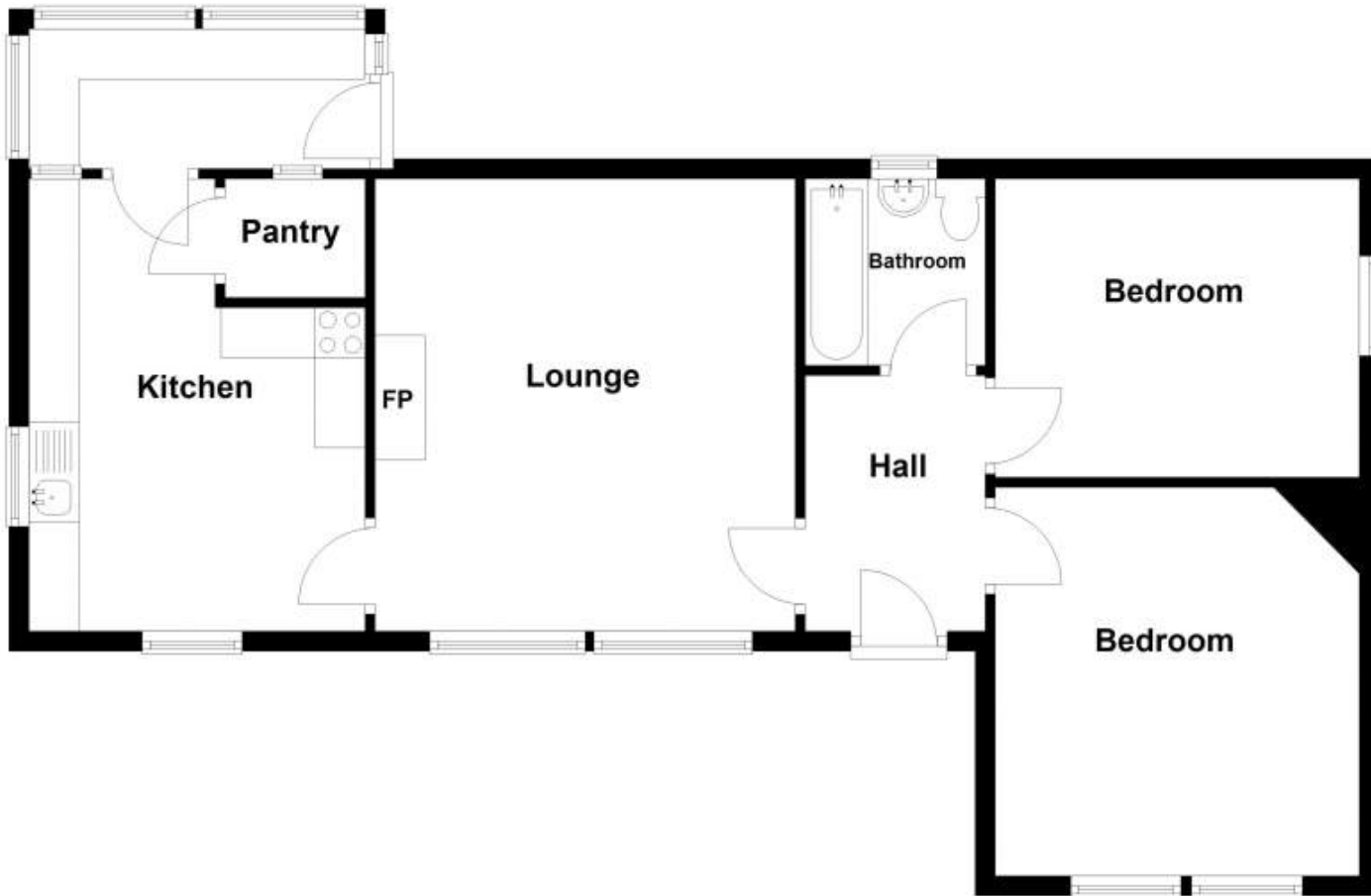
Double bedroom with window to the side elevation. Painted in neutral tones. Carpeted.

Bathroom (5' 10.87" x 5' 10.87") or (1.80m x 1.80m)

Family bathroom comprising bath with electric shower over, wash hand basin and W.C. Frosted window to the front elevation. Chrome heated towel rail. Tile splashback. Painted in neutral tones. Tile flooring.



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			(69-80) C		
(55-68) D		67	(55-68) D		63
(39-54) E	45		(39-54) E	44	
(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 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.