



Sunset View, Waternish

Offers Over £575,000





Sunset View

Waternish, Isle Of Skye

Refurbished 4-bed home with panoramic Loch Dunvegan views, sunroom, double garage, gardens, and patio. Stylish open-plan living in a sought-after Skye location.

- Council Tax band: F
- Tenure: Freehold

KEY FEATURES:

- Breathtaking panoramic views of Loch Dunvegan and the Outer Hebrides
- 4 bedroom (2 en-suite) accommodation over two floors
- Completely refurbished by current owners
- Contemporary open-plan interior with extensive glazing
- Bespoke two storey sun room extension
- Detached double garage and off-road parking
- Generous, terraced garden grounds, octagonal sunroom/shed and polytunnel
- EPC Rating: E (43)



GENERAL DESCRIPTION:

Situated in a stunning elevated position and offering breath taking panoramic views of Loch Dunvegan and the Outer Hebrides, Sunset View has been completely refurbished by the current owners to an exacting standard and lives up to its name fully capturing the outstanding Skye sunsets, whilst the traditional exterior belies the stunning contemporary open-plan interior with extensive glazing. The property offers 4 bedroom (2 ensuite) accommodation over two floors, whilst a bespoke two-storey sunroom extension to the left-hand gable of the property creates delightful light-filled spaces to relax and enjoy the view. The property sits within generous well-planted terraced garden grounds with an attractive flagged patio and seating areas and is in good order throughout. This unique property with stylish open plan living offers an excellent opportunity to acquire a desirable home in a popular Skye location and must be viewed to be fully appreciated.

PROPERTY COMPRISES:

Ground floor: Open-Plan Lounge/Dining Room, Sunroom, Conservatory, Kitchen/Breakfast Room, Utility Room, Cloakroom, Bedroom (En-Suite)
Upper Floor: 3 Bedrooms (1 en-suite), Bathroom

EXTERNAL:

Generous Garden Grounds
Detached Double Garage
Rear Store
Octagonal Sunroom/Shed
Large Polytunnel

DETAILS:

SERVICES: Mains electricity, mains water, drainage to private septic tank.
COUNCIL TAX: Band F
HOME REPORT: Available from RE/MAX Skye
EPC Rating: E (43)



LOCATION:

The Waternish Peninsula was once a bloody battlefield between the MacLeod and MacDonald Clans; evidence is still to be found today with the remains of Trumpan Church a reminder of how brutal island life once was. These days Waternish offers a much more peaceful and relaxed lifestyle with dramatic coastal scenery and regular sightings of sea eagles, whales, dolphins, and porpoises. Close by is Stein, a model fishing village designed by Thomas Telford in the late 1700's Here you will find Skye's oldest inn (The Stein Inn) along with the renowned Loch Bay Seafood Restaurant. Also, in the area there is a village hall, primary school, Skye Skyns workshop, a local diving centre, craft shop and gallery. A selection of local amenities can be found in Dunvegan just 10 minutes' drive away including medical centre, restaurants, shops, garage, and Primary school.

ACCOMODATION:

Sunset View dates from 1980 and extended in 2017, the property extends to some 241m² and benefits from uPVC double glazing and LPG heating via a Worcester Green Star boiler to thermostatically controlled radiators throughout, complemented by a living flame fire in the lounge/dining room. The conservatory was re-built in 2018, and the garage doors were replaced two years ago. Set in an elevated position the property takes full advantage of the stunning views, the double storey sunroom side extension maximising these views.





GROUND FLOOR:

ENTRANCE PORCH:

Three steps rise, open access, picture window to front elevation, access to open-plan lounge/dining room.

OPEN-PLAN LOUNGE/DINING ROOM:

33' 5" x 23' 2" (10.18m x 7.06m)

Nordan door with frosted slit panel, recessed window to front elevation with loch views, borrowed light window to front elevation and conservatory, inset feature living flame fire, two radiators, LVT flooring, access to sunroom, conservatory, kitchen/breakfast room, cloakroom, bedroom, rear porch, stair to upper floor.

SUNROOM:

10' 0" x 9' 4" (3.04m x 2.85m)

Open access from lounge/dining room, bi-fold doors to side and front elevation opening onto an attractive paved patio, glazed door to front elevation all fully capturing the stunning loch views, wall of windows to rear elevation, radiator, LVT flooring.

CONSERVATORY:

18' 1" x 11' 9" (5.50m x 3.58m)

(Dimension at widest points) A generous and light-filled 'P' shape room with windows to both sides and front elevation all with loch views, glazed door to side elevation opening onto the flagged patio area, radiator, LVT flooring.



GROUND FLOOR (CONTINUED):

KITCHEN/BREAKFAST ROOM:

19' 10" x 13' 5" (6.04m x 4.08m)

Open access from lounge/dining room, this spacious well-fitted kitchen enjoys windows to front and side elevations, extensive range of wall and base units with oak worktop over, two Belfast sinks, large extended Aga Range cooker with four LPG burners, two hotplates and five ovens with stainless steel extractor over, integrated combi microwave, American style fridge/freezer, two integrated dishwashers, large coordinating island unit with cupboards and drawers under and breakfast area, radiator, LVT flooring.

REAR PORCH:

6' 3" x 4' 8" (1.91m x 1.41m)

Open access, one step down, radiator, LVT flooring, access to utility room.

UTILITY ROOM:

12' 8" x 4' 9" (3.86m x 1.44m)

Window to side elevation, three base units with worktop over with space and plumbing for washing machine and tumble drier under, Butler sink, two wall cupboards, tiling to splash back, ceramic tile flooring.

CLOAKROOM:

4' 7" x 4' 5" (1.40m x 1.34m)

Pedestal wash hand basin, WC, radiator, ceramic tile flooring.



GROUND FLOOR (CONTINUED):

BEDROOM 2:

17' 6" x 12' 9" (5.34m x 3.88m)

Window to side elevation, radiator, LVT flooring, access to en-suite:

EN-SUITE:

8' 8" x 5' 10" (2.65m x 1.77m)

Open access, frosted window to side elevation, walk-in shower with glazed shower screen and raindrop shower head, pedestal wash hand basin, WC, fully tiled, ladder radiator, ceramic tile floor.

UPPER FLOOR:

STAIRS & UPPER FLOOR LANDING:

A bespoke feature open-tread oak staircase with glazed balustrades rises to the upper floor landing, two Velux windows to rear elevation, LVT flooring, access to three bedrooms, bathroom:

BEDROOM 3: (currently used as an office)

12' 2" x 9' 7" (3.70m x 2.91m)

Window to rear elevation, two double and one single built-in wardrobes, radiator, LVT flooring.



UPPER FLOOR (CONTINUED):

PRINCIPAL BEDROOM:

26' 5" x 13' 1" (8.05m x 3.98m)

(Dimensions at widest point) You enter this generously proportioned bedroom into a dressing area and bedroom which opens directly into the upper floor sunroom offering a delightful seating area with a loch view full length windows to side and gable elevations, two radiator, LVT flooring, access to en-suite:

EN-SUITE:

10' 10" x 9' 2" (3.31m x 2.79m)

(Dimensions at widest point) Small window to front elevation, freestanding double ended bath, wet-room style shower with raindrop head, vanity sink set on a timber plinth, corner WC, three ladder radiators, ceramic tile floor.

BATHROOM:

7' 11" x 5' 9" (2.42m x 1.76m)

Freestanding double ended bath, vanity wash hand basin set on cupboard, corner WC, ladder radiator, ceramic tile floor.

BEDROOM 4: (currently used as hobby room)

13' 0" x 12' 2" (3.97m x 3.72m)

Window to side elevation, radiator, LVT flooring.



EXTERNAL:

REAR STORE

OCTAGANAL SUNROOM/SHED

DETACHED DOUBLE GARAGE:

27' 3" x 19' 8" (8.30m x 6.00m)

Two electric roller shutter doors, one being double height to allow access for a camper van or boat (these were replaced two years ago), window and pedestrian door to side elevation.

LARGE POLY TUNNEL:

39' 4" x 16' 5" (12.00m x 5.00m)

The polytunnel has not been fitted out and lends itself to a myriad of alternate uses.

GARDEN:

A private tarmac driveway rises from the main township road to the double garage and off-road parking, the generous, terraced garden grounds are laid to grass with mature planting, trees and small pond. A generous flagged step terrace offers an ample seating area that takes full advantage of the stunning panoramic views and sunsets. The rear garden rises from the rear of the property and is mostly laid to grass and houses the octagonal sunroom/shed and polytunnel.



GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings, integrated appliances and blinds.

WHAT3WORDS:

///enigma.ticking.signature

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ

ENTRY:

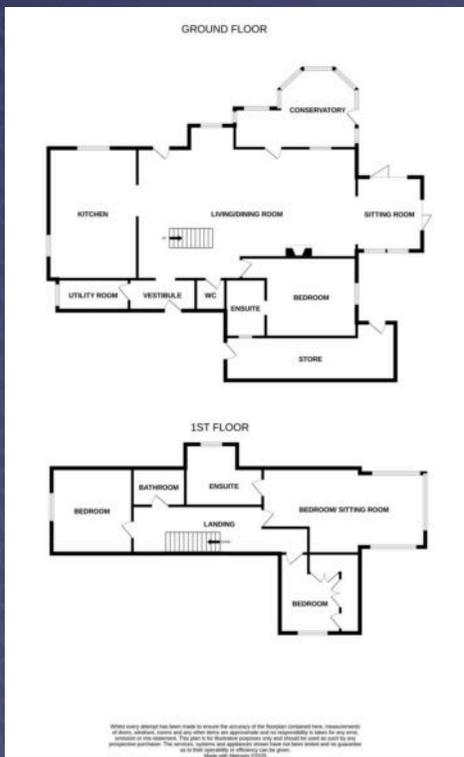
At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

REMAX
SKYE



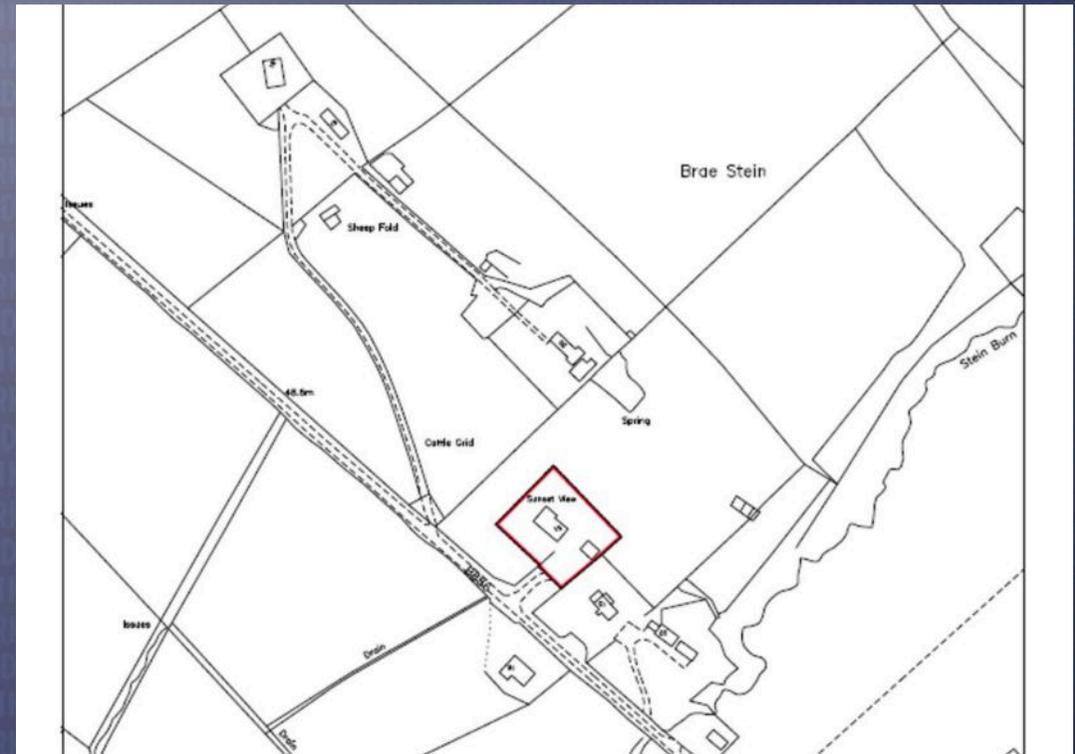


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



REMAX
SKYE



REMAX[®]

SKYE

YOUR ESTATE AGENCY
FOR SKYE, RAASAY, LOCHALS & WESTER ROSS

CONNECT WITH US:

