



Half of 1 Digg, Staffin, Isle of Skye, IV51 9LA
Offers Over £280,000

Half of 1 Digg, Staffin, Isle of Skye, IV51 9LA

Half of 1 Digg, Staffin is a beautifully appointed traditional, three-bedroom property boasting stunning views over the sea towards the Torridon mountains, the Storr and, on a clear day, the peaks of the Cuillins.

- Detached Property
- Rural Location
- Stunning Views
- Off Road Parking

Services

Mains Electric, Drainage to septic tank,
Private Water supply.

Tenure

Not Specified

Council tax

Band D

Property Description

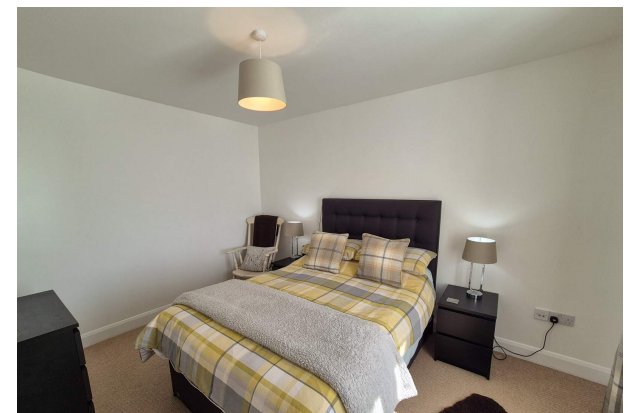
Half of 1 Digg, Staffin is a beautifully appointed traditional, three-bedroom property boasting stunning views eastwards over the sea towards the Torridon mountains and the Storr to the south.

Half of 1 Digg is a fully modernised traditional property decorated in a contemporary palette and is presented in walk-in condition with high quality fittings and fixtures. In addition the property further benefits from LPG central heating, UPVC double glazing throughout and wood burning stove in the lounge. The garden grounds host a detached studio which offer the potential for development subject to the necessary planning consents.

The bright and airy accommodation within comprises of; entrance porch, hallway, lounge, kitchen, utility room, double bedroom and a shower room on the ground floor. Upstairs is a landing and two further double bedrooms (one en-suite).

Externally the subjects are set within neat and well maintained garden grounds which are laid to grass at the front. Beautiful views are afforded towards the sea and mainland beyond, the Storr and the Trotternish and Quiraing. The detached studio offers the potential for conversion subject to planning approval. The filtration system and pump for the private water supply is located in the studio.

Except for a few personal items the property is being sold fully furnished and is ideal for a first time buyer.



Entrance Porch (6' 1.62" x 4' 10.66") or (1.87m x 1.49m)

Bright, welcoming, dual aspect entrance porch affording view towards the sea and mountains beyond. A half glazed UPVC door provides access to the hall. Vinyl flooring. Painted.

Hallway (9' 5.78" x 5' 4.17") or (2.89m x 1.63m)

Hallway providing access to lounge, shower room and double bedroom. Stairs lead to the upper floor. Engineered oak flooring. Painted. Small step up from porch.

Lounge (11' 1.46" x 12' 9.94") or (3.39m x 3.91m)

Beautifully appointed lounge with window to front boasting a sea view. Engineered oak flooring. Painted. Wood Burning stove with slate hearth. Access provided to kitchen.

Kitchen (11' 3.83" x 10' 4.02") or (3.45m x 3.15m)

Modern fitted kitchen with a good range of floor and wall units and contrasting worktops. Integrated double oven and 5 ring gas hob with extractor hood above. One and half bowl stainless steel sink and drainer with mixer tap. Glass back splash. Vinyl flooring. Painted. Loft hatch.

Utility Room (7' 3.8" x 6' 7.13") or (2.23m x 2.01m)

Utility room with washing machine, and LPG boiler. UPVC door to side give access to the garden. Vinyl flooring. Painted. Extractor fan.

Bedroom 1 (12' 8.76" x 9' 6.96") or (3.88m x 2.92m)

Large, sunlit double bedroom with window to front giving a beautiful view of the sea and mountains beyond. Carpeted. Painted.

Shower Room (8' 5.57" x 5' 6.14") or (2.58m x 1.68m)

Shower room comprising W.C., wash hand basin and shower cubicle with mains powered shower. Vinyl flooring. Respatex wet wall at shower and wash hand basin. Chrome, heated towel rail. Extractor fan.

Bedroom 2 (12' 11.91" x 9' 6.17") or (3.96m x 2.90m)

Spacious double bedroom with window to front boasting a sea view. Carpeted, Painted. Coombed ceiling. Built-in wardrobe. Ensuite bathroom.

Bedroom 2 En-Suite (7' 1.83" x 5' 10.87") or (2.18m x 1.80m)

Ensuite bathroom comprising W.C., wash hand basin and bath. Vinyl flooring. Respatex wet wall at bath and basin. Painted. Extractor fan. Chrome, heated towel rail.

Bedroom 3 (12' 9.54" x 11' 2.25") or (3.90m x 3.41m)

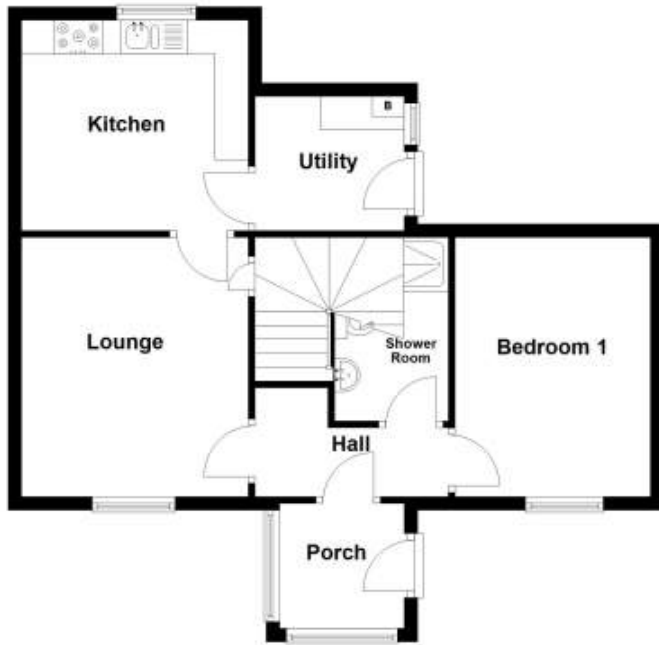
Double bedroom with window to front giving view towards the sea and the mainland. Laminate flooring. Painted. Coombed ceiling. Built in wardrobe.

Garden

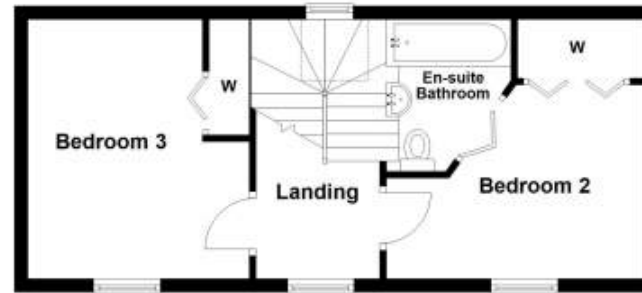
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Ground Floor



First 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		77	(69-80) C	70	79
(55-68) D			(55-68) D		
(39-54) E	51		(39-54) E		
(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.