

Benalder, 17 Linicro, Portree, Isle of Skye, Highland, IV51 9YN
Offers Over £255,000

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Benalder is a charming three bedroom former croft house located in the scenic & peaceful crofting township of Linicro boasting views over the Minch towards The Outer Hebrides.

- Detached Former Croft House
- Three Bedrooms
- Sea Views
- Fully Enclosed Garden Grounds
- Rural Location
- Electric Central Heating

Services

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

Tenure

Freehold

Council tax

Band D

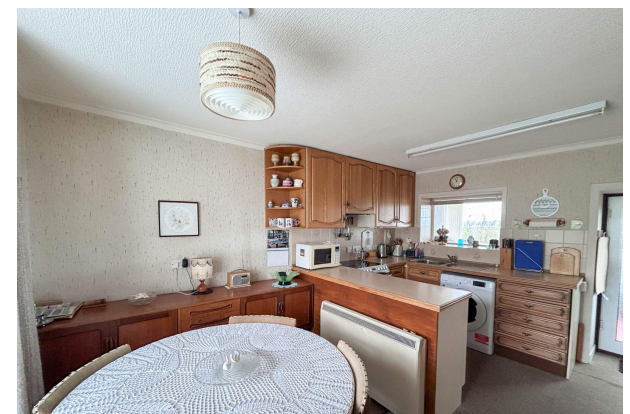
Property Description

Benalder is a delightful three bedroom traditional former croft house located in the quiet township of Linicro in the north of Skye where stunning views over the countryside towards the sea are afforded. The property has been well maintained by the current owner and has been extended over the years to add a garage and sun room.

The accommodation within is set out over two floors and comprises of: entrance porch, hallway, kitchen diner, lounge, sun room, shower room and garage on the ground floor with a landing, W.C and three bedrooms located on the first floor. The property further benefits from UPVC double glazing and electric storage heating.

Externally the property is set within fully enclosed garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. Parking is available to the front of the property on the driveway. Attached to the side of the property is a single car garage providing additional storage.

Benalder presents a fantastic opportunity to purchase a traditional croft house situated in a tranquil location and must be viewed to appreciate the views and accommodation on offer.



Entrance Porch (6' 3.98" x 6' 2.41") or (1.93m x 1.89m)

Entrance porch with window to the side elevation. Half glazed UPVC door to the front elevation. Built in storage cupboards. Carpeted. Wallpapered. Frosted glazed door to hallway.

Hallway (14' 3.65" Max x 8' 8.33" Max) or (4.36m Max x 2.65m Max)

Hallway providing access to lounge, kitchen diner and shower room with stairs leading off to the first floor. Carpeted. Wood panelling to walls and ceiling.

Lounge (11' 3.04" x 14' 0.9") or (3.43m x 4.29m)

Spacious lounge with windows to the front and rear elevations. Feature fireplace with wood surround and tile hearth with electric fire insert. Carpeted. Wallpapered. Access to garage and hallway.

Kitchen/Diner (14' 2.47" x 10' 9.13") or (4.33m x 3.28m)

Kitchen/diner comprising a good selection of base and wall units with contrasting worktop over. Stainless steel sink and drainer with mixer tap. Window to the front elevation and internal window to rear elevation. Tile splashback. Ample space for dining table and chairs. Carpeted. Wallpaper. Glazed door to sun room.

Sun Room (7' 10.09" x 12' 8.76") or (2.39m x 3.88m)

Triple aspect sun room with windows to the rear and side elevations boasting sea views. Half glazed UPVC door to the side providing access to the garden. Internal window to kitchen. Carpeted. Wallpapered.

Shower Room (9' 6.17" Max x 5' 8.11" Max) or (2.90m Max x 1.73m Max)

Shower room comprising W.C., vanity wash hand basin and large walk-in shower cubicle with electric shower. Chrome, heated towel rail. Wet wall/ wallpaper. Vinyl flooring. Frosted window to rear elevation.

Landing (7' 11.28" Max x 7' 10.09" Max) or (2.42m Max x 2.39m Max)

Landing affording access to three bedrooms and a W.C. Velux window to rear elevation. Loft access. Wood panelling to walls and ceiling.

Bedroom 1 (11' 3.83" x 10' 7.95") or (3.45m x 3.25m)

Generous double bedroom with window to the front elevation. Built-in wardrobes (1 housing the hot water tank). Carpeted. Wallpaper,

Bedroom 2 (9' 3.42" x 13' 8.17") or (2.83m x 4.17m)

Good size double bedroom with window to the front elevation. Built-in wardrobes. Carpeted. Painted.

Bedroom 3 (14' 7.98" x 7' 10.09") or (4.47m x 2.39m)

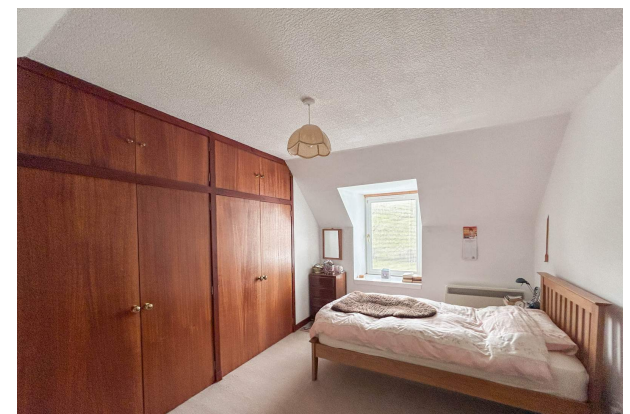
Twin bedroom with window to the front elevation. Consumer unit. Carpeted. Wallpaper.

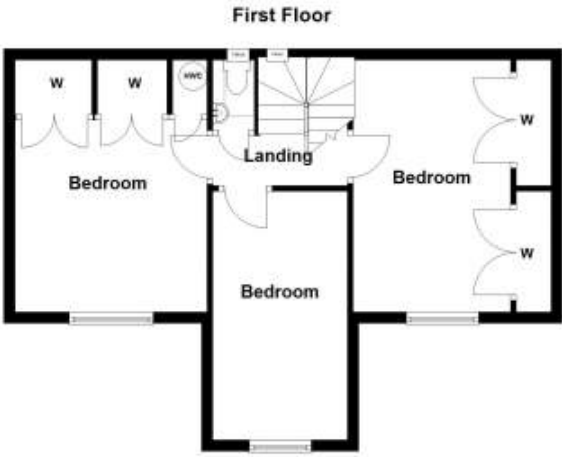
W.C (4' 1.61" x 2' 5.53") or (1.26m x 0.75m)

Velux window to rear. W.C and wash hand basin. Carpeted. Wallpaper.

Garage (16' 11.15" x 12' 1.28") or (5.16m x 3.69m)

Single car garage with manual up and over door to front elevation. Window and pedestrian door to rear elevation. Door to lounge. Concrete floor. Light and power.





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		87
(69-80) C		79	(69-80) C	71	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	33		(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.