



Taigh Pa, 21 Earlish, Uig, Isle of Skye, IV51 9XL  
Offers Over £395,000

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Taigh Pa is an immaculately presented detached four bedroom property set within the scenic crofting township of Earlish affording views across the surrounding croft land.

- Detached House
- Four Bedrooms ( 2 en-suite)
- Oil Fired Central Heating & Double Glazing
- Attractive Garden Grounds
- Detached Garage and Outbuilding
- Walk-in Condition

## Services

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

## Tenure

Freehold

## Council tax

Band E

## Property Description

Taigh Pa is a substantial detached property set within attractive garden grounds located within a short commute from Uig and Portree. The property has been well maintained by the current owners and is presented in walk in condition boasting contemporary décor throughout.

The generous accommodation within is spread over two floors with the lower level consisting of a welcoming entrance porch, hall, lounge/dining room, kitchen, utility room, WC and en-suite double bedroom. The staircase leads to galleried landing granting access to an office, family bathroom and three double bedrooms (one en-suite). The property further benefits from UPVC double glazing, oil fired central heating and high quality fittings and fixtures throughout.

Externally the subjects are set within beautiful private garden grounds with tarmac driveway which leads to a large parking area. The manicured garden grounds host neat areas of lawn along with well established hedges and flower beds. The garden hosts several private seating areas along with a large decking area to the rear of the property. There are also several outbuildings including a garage.

Taigh Pa makes a stunning family home with the benefit of a transferable B & B licence. Viewing is highly recommended to appreciate the size and standard of accommodation on offer.



**Entrance Porch (10' 7.17" x 4' 8.3" ) or (3.23m x 1.43m)**

Bright and welcoming entrance porch accessed via a half glazed UPVC door to side. Window to front elevation. Carpeted. Decorative stained-glass door to hall. Wallpaper.

**Hallway (12' 10.72" Max x 10' 9.92" Max) or (3.93m Max x 3.30m Max)**

Impressive hall with vaulted ceiling provides access to lounge/dining room, kitchen and en-suite bedroom. Staircase leading to first floor. Two large built in storage cupboards. Painted in contemporary tones. Karndean flooring.

**Lounge/Dining Room (25' 6.69" Max x 16' 11.54" Max) or (7.79m Max x 5.17m Max)**

Spacious dual aspect lounge with window to front elevation and patio doors leading to a decking area to the rear. Wood burning stove with slate hearth. Karndean flooring. Wallpaper.

**Kitchen (13' 4.24" x 12' 5.21" ) or (4.07m x 3.79m)**

Modern fitted kitchen with ample wall and base units with contrasting work top over. Stainless steel sink and drainer. Window to the rear elevation. Integrated dishwasher and double oven and grill. 5 Ring gas hob. door off to utility room. Karndean flooring. Painted in neutral tones.

**Utility Room (12' 6" x 6' 0.83" ) or (3.81m x 1.85m)**

Utility room with space for washing machine and dryer. Wall and base units with contrasting worktop over. Half glazed UPVC door providing access to rear garden. Door to WC. Tile flooring. Painted in neutral tones.

**W.C (5' 0.63" x 3' 8.49" ) or (1.54m x 1.13m)**

Cloakroom comprising of W.C and wash hand basin. Frosted window to rear elevation. Built in storage cupboard housing the hot water tank. Vinyl flooring. Painted in neutral tones.

**Bedroom 1 (14' 0.9" x 12' 7.57" ) or (4.29m x 3.85m)**

Large double bedroom with window to the front elevation. Wallpapered feature wall. Painted in neutral tones. Carpeted. Door off to en-suite shower room.

**En Suite (5' 8.5" x 5' 1.02" ) or (1.74m x 1.55m)**

Modern three piece suite comprising W.C., wash hand basin and shower enclosure with mains shower. Wet wall to shower enclosure. Extractor fan. Tile flooring. Painted in neutral tones.

**Landing (12' 4.82" Max x 17' 3.09" Max) or (3.78m Max x 5.26m Max)**

Carpeted staircase leading to galleried landing. Two Velux windows to the front elevation. Wooden banister. Access to office, bathroom and three double bedrooms(1 en-suite). Two large built in storage cupboards. Carpeted. Painted in neutral tones.

**Bedroom 2 (13' 0.3" x 11' 2.25" ) or (3.97m x 3.41m)**

Generous double bedroom with window to the front elevation. Large walk in wardrobe. Carpeted. Painted in neutral tones with wallpapered feature wall. Door off to en-suite shower room.

**En Suite (6' 4.77" x 5' 10.08" ) or (1.95m x 1.78m)**

Ample sized en-suite shower room comprising W.C. wash hand basin and shower enclosure with mains shower. Wet wall to shower enclosure. Extractor fan. Vinyl flooring. Painted in neutral tones.

**Bedroom 3 (11' 3.83" x 10' 3.23" ) or (3.45m x 3.13m)**

Good size double bedroom with window to the front elevation. Carpeted. Painted in neutral tones with wallpapered feature wall.

**Bedroom 4 (11' 3.83" x 8' 7.54" ) or (3.45m x 2.63m)**

Double bedroom with Velux window to the rear elevation enjoying sea views. Carpeted. Painted in neutral tones.

**Office (9' 7.35" Max x 8' 11.48" Max) or (2.93m Max x 2.73m Max)**

L-shaped room currently used as a home office which could also be used as a single bedroom. Velux window to the rear elevation. Built in shelving. Painted in neutral tones. Carpeted. Loft access.

**Bathroom (8' 11.48" x 7' 3.01" ) or (2.73m x 2.21m)**

Family bathroom comprising of a modern four piece suite comprising W.C., vanity sink, bath and shower enclosure with mains shower. Wet wall to shower enclosure. Velux window to rear elevation with window seat with storage. Half v-lined. Painted in neutral tones. Vinyl flooring. Extractor fan.

**Garage (22' 1.75" Max x 12' 9.54" Max) or (6.75m Max x 3.90m Max)**

Garage located to the rear of the property. UPVC door to the front elevation. Window to rear elevation. Concrete floor. Water and electricity.

**Outbuilding**

Outbuilding located to the rear of the property. Currently hosting a small kitchenette and suite shower room. Water and electricity. Electric heating.



Ground Floor



First Floor



Illustrative only. Not to scale.  
Plan constructed using PlanIt



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>		85	(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	71		(69-80) <b>C</b>	69	74
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(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 <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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.