



24, Elgol, Isle Of Skye, IV49 9BL  
Offers In Region Of £210,000

# 24, Elgol, Isle Of Skye, IV49 9BL

24 Elgol presents an excellent opportunity to acquire a comfortable home in one of Skye's most desirable coastal communities, with easy access to walking routes, local wildlife, and the shoreline of Elgol. The property offers flexible accommodation well suited to permanent living, remote working or holiday use.

- Detached Property
- Three Bedrooms
- Electric Heating
- Private Garden Grounds
- Idyllic Area
- Rural Landscape Views
- Two Conservatories
- Ample off road parking
- Eco-friendly energy

## Services

Mains Electric, Mains Water

## Tenure

Freehold

## Council tax

Band D

## Property Description

Set in the sought after village of Elgol, this well-presented three-bedroom bungalow enjoys views towards the Hills of Rum and the Small Isles. The property sits in a peaceful position, perfectly placed to appreciate Skye's ever-changing light and dramatic landscape.

The bungalow is bright and well-proportioned, with the added benefit of large conservatories to both the front and rear of the house providing additional living space and ideal vantage points from which to enjoy the surrounding scenery. The accommodation within consists of a kitchen, dining room, lounge, three bedrooms and a bathroom. The rooms are currently utilised in a varied and non-traditional way, accommodating home working and personal hobbies, and may be easily reconfigured to their original intended use. The large loft space is floored and lined, has electricity supply and presents scope for further development. The property further benefits from off-peak electric heating, double glazed UPVC windows and doors while solar panels on the roof supply electricity helping reduce running costs and feed back to the grid generating a small income for the home owners. The property is served by Fibre Broadband to the Premises (FTTP) and the internet is currently streaming at approximately 50 Mbps.

Externally the property offers a private parking area along with two timber sheds. The garden is presently overgrown, however it offers considerable potential for a purchaser to create an attractive outdoor space making the most of the surrounding views.

Elgol is a small coastal village with good community facilities and access to local boat trips with a wider range of shops, services and transport links available in Broadford which is approximately 15 miles away.



**Conservatory (43' 0.53" x 11' 8.55" ) or (13.12m x 3.57m)**

Large conservatory at the front of the house with beautiful views. UPVC double glazed, painted chipboard floor

**Conservatory (44' 0.74" x 9' 6.17" ) or (13.43m x 2.90m)**

Large UPVC double glazed conservatory at the rear of the house. Frosted glass door to the main house, chipboard flooring.

**Front Entrance Vestibule (10' 3.23" x 5' 5.35" ) or (3.13m x 1.66m)**

Front Entrance Vestibule with chipboard flooring and painted walls and glass doors

**Hallway (16' 4.46" x 8' 6.36" ) or (4.99m x 2.60m)**

Partially carpeted hallway with painted walls

**Bedroom 3 (11' 8.94" x 10' 4.8" ) or (3.58m x 3.17m)**

Currently used as a craft room this bedroom has painted chipboard flooring and painted walls

**Bedroom 2 (12' 3.64" x 10' 11.1" ) or (3.75m x 3.33m)**

Currently used as a study this bedroom has chipboard flooring and painted walls

**Bedroom 1 (9' 0.27" x 7' 11.67" ) or (2.75m x 2.43m)**

Currently used as a storage room/ utility room this bedroom has painted chipboard flooring and painted walls.

**Bathroom (8' 0.85" x 5' 11.65" ) or (2.46m x 1.82m)**

Bathroom with electric shower over bath, wash hand basin, toilet, towel rail. The floor is carpeted and the walls are painted with tiles in the shower area.

**Dining Room (9' 1.45" x 11' 7.37" ) or (2.78m x 3.54m)**

Former dining room with large storage cupboard now used as a study/ music room. The floor is chipboard and the walls are painted.

**Lounge (12' 2.06" x 13' 4.63" ) or (3.71m x 4.08m)**

Currently used as a bedroom. Large window to the front of the house. The walls are painted and the floor is chipboard.

**Entrance (7' 1.43" x 4' 5.54" ) or (2.17m x 1.36m)**

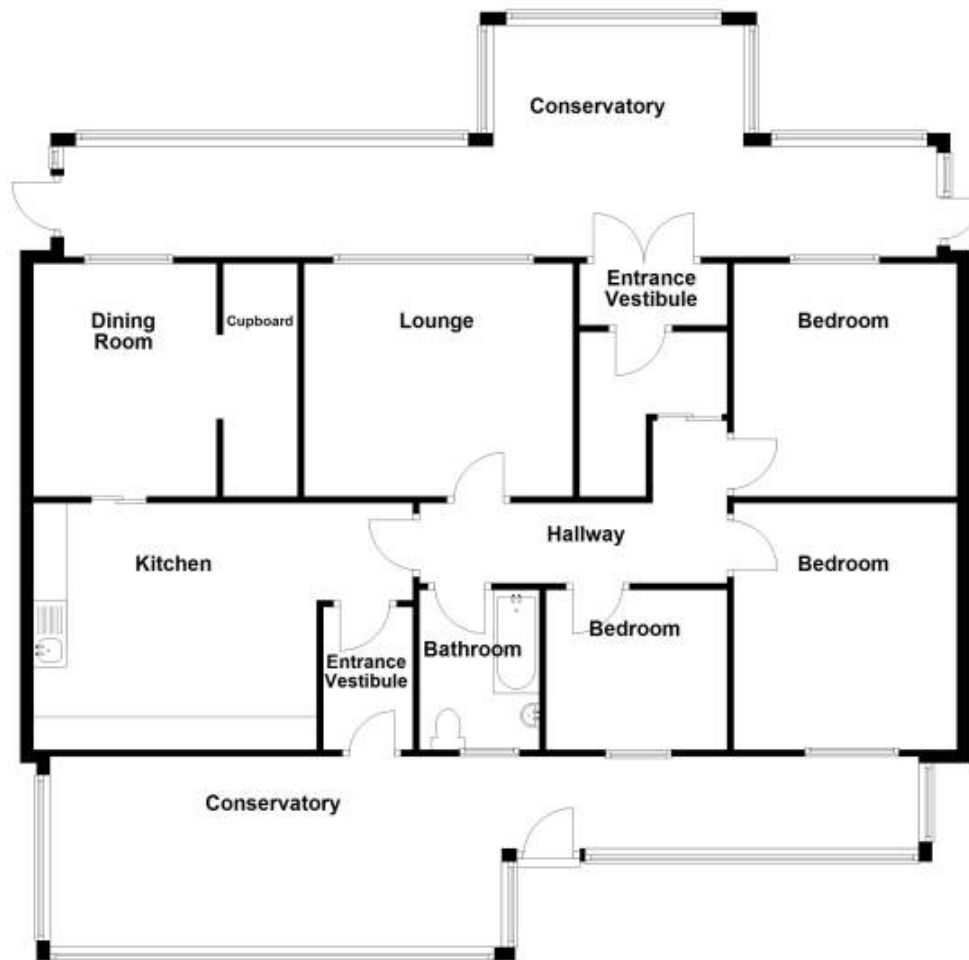
Entrance/ cloakroom at the rear of the house. Walls are painted and the floor is vinyl flooring.

**Kitchen (12' 3.64" x 14' 1.29" ) or (3.75m x 4.30m)**

Kitchen with base units, sink and draining board. Large windows to the front and side elevations. The walls are painted and the floor is carpeted.



Ground Floor



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>		<b>93</b>	(92+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>			(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(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		
		<b>58</b>			
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.