



7 Maligar, Culnacnock, Portree, Highland, IV51 9JF  
Offers Over £225,000

# 7 Maligar, Culnacnock, Portree, Highland, IV51 9JF

7 Maligar is a detached, three bedroom property set in the traditional crofting township of Maligar, Staffin on the eastern side of the Trotternish peninsula. The property is set within 9.3 acres, or thereby (to be confirmed by title deed), of tenanted croft land, that extends to both sides of the township road, and hosts two detached byres.

- Detached Property
- Rural Location
- Off Road Parking
- 2 Bedrooms
- Electric Central Heating and Double Glazing
- 3.764ha (9.3 acres) Croft Tenancy
- Outbuildings

## Services

Mains Electric, Mains Water, Drainage to septic tank.

## Tenure

Freehold

## Council tax

Band Not Specified

## Property Description

7 Maligar is a detached, two bedroom property set in the traditional crofting township of Maligar, Staffin on the eastern side of the Trotternish peninsula. The property is set within 9.3 acres, or thereby (to be confirmed by title deed), of tenanted croft land, that extends to both sides of the township road, and hosts three detached byres.

The accommodation within is set out over two floors and comprises of: entrance porch, hallway, lounge, kitchen and shower room on the ground floor with two double bedrooms and a box room located on the first floor. The property further benefits from UPVC double glazing, electric central heating complimented by an open fire in the lounge. A Rayburn in the kitchen is used for cooking and providing hot water. Attached to the property is a large store room offer development potential.

Externally the property is set within approximately 9.3 acres of tenanted croft land. To the side of the property is a large detached byre / workshop (4.8m x 13.75m) along with two further outbuildings located on the croft land. Parking is available on the driveway to the side of the property.

7 Maligar presents a fantastic opportunity to purchase a traditional home in a tranquil setting and must be viewed to appreciate the package on offer.

\*\*\* Please note the house and garden grounds are not decrofted \*\*\*



**Entrance Porch (4' 7.51" x 5' 1.42" ) or (1.41m x 1.56m)**

Entrance Porch with UPVC, half-glazed door to side and window to front. Tiled flooring. Painted. Access to hallway.

**Hallway (9' 6.96" x 4' 10.27" ) or (2.92m x 1.48m)**

Hallway providing access to kitchen, lounge and shower room. Stairs lead to upper floor. Painted. Vinyl flooring.

**Kitchen (11' 5.79" x 12' 6.39" ) or (3.50m x 3.82m)**

A range of storage cupboards and Rayburn for cooking & hot water. Stainless steel sink and drainer. Laminate flooring. Painted.

**Living Room (9' 3.42" x 12' 4.03" ) or (2.83m x 3.76m)**

Cosy lounge with open fire place with tiled hearth and surround. Window to front. Carpeted. Painted and wallpapered.

**Shower Room (7' 4.19" x 6' 9.5" ) or (2.24m x 2.07m)**

Shower room comprising W.C., wash hand basin, disabled access shower with Mira Advance electric shower and plumbing for washing machine. Window to rear. Wet wall at shower. Tiled at wash hand basin. Under stair storage.

**Landing (7' 7.34" x 2' 7.5" ) or (2.32m x 0.80m)**

Carpeted stairs lead to the upper floor landing. Velux window to rear. Access is provided to two double bedrooms, a box room and a large airing cupboard which houses the hot water cylinder. Loft hatch. Consumer unit.

**Bedroom 1 (12' 8.76" x 11' 6.98" ) or (3.88m x 3.53m)**

Double bedroom with window to front. Built in storage. Coombed ceiling. Carpeted. Painted.

**Box Room (7' 7.34" x 5' 2.6" ) or (2.32m x 1.59m)**

Box room with Velux window to front. Carpeted. Painted.

**Bedroom 2 (12' 7.18" x 11' 3.04" ) or (3.84m x 3.43m)**

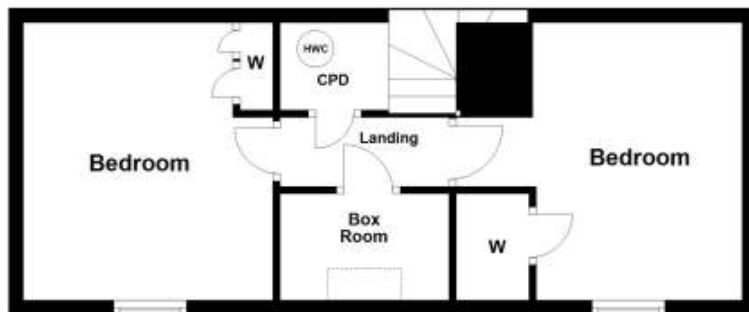
Double bedroom with window to front. Carpeted. Painted. Coombed ceilings. Built in storage.



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.