



10 & 11 Scullamus, Breakish, Broadford, Isle of Skye, IV42 8QB
Offers Over £300,000

10 & 11 Scullamus, Breakish, Broadford, Isle of Skye, IV42 8QB

10 & 11 Scullamus are two owner occupied crofts extending to 2.88 Ha and 3.3 HA or thereby (plus apportionments totalling 8.885 Ha). There is also a detached four bedroom property located on croft No 10 and a number of outbuildings over the two crofts.

- Two Owner Occupied Crofts
- Detached Four Bedroom Property
- Various Out Buildings
- Shares In Common Grazings
- Rural Location

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band C

Property Description

10 & 11 Scullamus are two owner occupied crofts extending to 2.88 Ha and 3.3 HA or thereby (plus apportionments totalling 8.885 Ha). There is also a detached four bedroom property located on croft No 10 and a number of outbuildings over the two crofts. Please note that this has not been decrofted.

Located on croft 10 is a detached four bedroom property that would benefit from a degree of modernisation and upgrading. The accommodation comprises: Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Two Bedrooms, Shower Room, Utility Room & Work Room on the ground floor. On the first floor you will find a Landing, Two Bedrooms & Bathroom. There are a number of agricultural buildings located on both of the crofts. The apportionments being located some distance away.

Crofting Commission Numbers:

Croft 10 (2.88HA, or thereby) - I4112 for the Croft and I6867 for the Shares

Croft 11 (3.3HA, or thereby) - I4113 for the Croft and I68678 for the Shares.

There are also a number of outbuildings including two large agricultural buildings, two further outbuildings and a shed located across both crofts. Interested parties are advised to consult a solicitor specialising in Crofting Law. Further information regarding crofting can be found at www.crofting.scotland.gov.uk



Entrance Porch (8' 4" x 6' 2.02") or (2.54m x 1.88m)
Accessed via an external door to the rear. Access to the hallway and utility room. Built in storage cupboard. Ceramic tile floor. Radiator.

Hallway

Affording access to most rooms on the first floor. Two built in cupboards, one housing the central heating boiler. Fitted carpet.

Lounge (20' 0.94" x 11' 10.13") or (6.12m x 3.61m)
Large bay window to the front and further window to the side. Stone fireplace with inset stove. Radiator. Fitted carpet. Door to dining room

Dining Room (13' 7.78" x 12' 7.18") or (4.16m x 3.84m)

Window to the rear. Door to hallway. Open fire with tiled surround. Fitted carpet. Radiator.

Kitchen (12' 3.64" x 10' 11.5") or (3.75m x 3.34m)
Fitted with a good range of base and wall units. Stainless steel sink and drainer. Integral ceramic hob with extractor above, electric double oven, dishwasher and fridge. Window to the rear. Vinyl flooring. Radiator.

Conservatory (14' 6.41" x 8' 10.3") or (4.43m x 2.70m)

A lovely light and bright room overlooking the rear garden. French doors to the side. Ceramic tile floor. Radiator.

Bedroom 1 (11' 11.7" x 8' 5.97") or (3.65m x 2.59m)
A dual aspect room with windows to the front and side. Fitted carpet. Radiator.

Bedroom 2 (14' 0.11" x 8' 5.97") or (4.27m x 2.59m)
Window to the front. Fitted carpet. Radiator.

Shower Room (7' 6.94" x 4' 11.06") or (2.31m x 1.50m)

Fitted with a three piece suite comprising wash hand basin, WC and shower with electric Mira shower. Ceramic tiling to walls. Vinyl flooring. Radiator

Utility Room (12' 3.64" Max x 11' 1.07" Max) or (3.75m Max x 3.38m Max)

Dual aspect room with windows to the front and rear. Fitted with a range of base and wall units. Stainless steel sink and drainer. Plumbing for washing machine. Vinyl flooring. Radiator. Loft access. Door to work room.

Work Room (12' 9.54" x 11' 6.19") or (3.90m x 3.51m)

Workroom/store. Fitted carpet. Radiator.

Landing

Affording access to the two first floor bedrooms and bathroom. Velux window to the front. Loft access.

Bedroom 3 (14' 7.98" x 13' 7.39") or (4.47m x 4.15m)

A large double room with windows to the rear and side and Velux window to the front. Radiator. Coombed ceiling.

Bedroom 4 (13' 7.39" x 12' 2.06") or (4.15m x 3.71m)

Window to the rear and Velux to the front. Built in wardrobes. Fitted carpet. Radiator. Coombed ceiling.

Bathroom (6' 0.05" x 5' 9.29") or (1.83m x 1.76m)

Fitted with a three piece suit comprising wash hand basin, WC and bath. Window to the rear.



Ground Floor
Approx. 154.0 sq. metres (1657.1 sq. feet)



First Floor
Approx. 45.5 sq. metres (493.5 sq. feet)



Total area: approx. 199.4 sq. metres (2146.5 sq. feet)

Please note that this floor plan is intended to show an approximate layout of the property only. Whilst every reasonable care has been taken when preparing the plan, it has not been drawn to scale and should not be relied upon as anything other than indicative.
Plan produced using PlanIt.



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		78	(69-80) C		
(55-68) D	57		(55-68) D	55	68
(39-54) E			(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 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.