



Blair Innis Cottage, 15 Lower Fasach, Glendale, Isle of Skye, IV55 8WP
Offers Over £325,000

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Blair Innis Cottage was built for the current owners in 2004 and is finished to a high standard.

The property is set in a quiet rural location and in an elevated position above the township road affording panoramic views over the surrounding countryside and across the Minch to the outer isles.

- Spacious Four Bed Property
- Rural Location
- Panoramic Views
- Oil Central Heating
- UPVC Double Glazing

Services

Mains Electric, Mains Water, Drainage to septic tank, Oil fired central heating.

Tenure

Not Specified

Council tax

Band D

Property Description

Blair Innis Cottage was built for the current owners in 2004 and is finished to a high standard.

The property is set in a quiet rural location and in an elevated position above the township road affording panoramic views over the surrounding countryside and across the Minch to the outer isles.

The accommodation comprises: Porch, Hallway, Lounge, Kitchen, Sun Room, Two Bedrooms (One En-Suite) & Shower Room on the ground floor. On the First Floor is a Landing, Two Bedrooms and Bathroom.

Blair Innes Cottage would make a lovely family home yet also has the potential for use as a bed and breakfast establishment. The property further benefits from double glazing and oil-fired central heating.

The property sits in a generous garden extending to 0.47 acres or thereby (to be confirmed by title deed). The mature garden is landscaped with mature trees, shrubs and bushes surrounding a lovely lawn. There is also a vegetable plot bounded by stone walling.

The property is accessed from the township road by a gravel drive way with ample parking to the front and side. There is also a single garage with power and light (Size: 16' 2" x 12' 9" (4.94m x 3.91m)).

Blair Innis Cottage must be viewed to be appreciated.



Porch (4' 6.33" x 4' 4.36") or (1.38m x 1.33m)

Accessed via half glazed UPVC door to the front. Vinyl flooring. Half glazed door to the hallway.

Hallway (14' 5.62" Max x 11' 0.28" Max) or (4.41m Max x 3.36m Max)

An L-shaped hallway affording access to the lounge, kitchen, two bedrooms and shower room. Built in storage cupboard with further under stair storage. Radiator. Karndean flooring. Stair to the first floor.

Lounge (13' 0.3" x 12' 9.94") or (3.97m x 3.91m)

A light room with bay window to the front. Oak flooring. Radiator.

Kitchen (16' 11.15" x 8' 1.64") or (5.16m x 2.48m)

Fitted with a good range of base and wall units. Composite 1 ½ bowl sink and drainer. Plumbing for washing machine. Window to the rear. Karndean flooring. Open access through to the sun room.

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

Half glazed door to the rear giving access to the patio area. Windows to five sides. Currently used as a dining room and study area. Karndean flooring.

Bedroom 1 (11' 1.86" x 11' 1.07") or (3.40m x 3.38m)

A good size double room with window to the front. Two built in double wardrobes with sliding doors. Karndean flooring. Radiator. Door off to en-suite shower room

En-suite shower room (7' 6.55" x 4' 11.06") or (2.30m x 1.50m)

Fitted with a three piece suite comprising vanity wash hand basin and WC with storage below. Large walk in shower with wet wall panelling. Window to the front. Vinyl flooring. Ladder radiator.

Bedroom 2 (12' 9.54" x 8' 1.24") or (3.90m x 2.47m)

A good size double room with window to the rear. Built in double wardrobes with sliding doors. Karndean flooring. Radiator.

Shower Room (8' 1.64" x 6' 8.71") or (2.48m x 2.05m)

Fitted with a three piece suite comprising vanity wash hand basin with storage below, WC and corner shower with wet wall panelling. Window to the rear. Karndean flooring. Ladder radiator.

Landing (11' 7.76" x 6' 3.2") or (3.55m x 1.91m)

A good sized landing area offering the potential for use as a study or quiet seating area. Fitted carpet. Radiator. Coombed ceiling. Access to the two first floor bedrooms and bathroom.

Bedroom 3 (16' 6.42" x 12' 7.97") or (5.04m x 3.86m)

A large double room with dormer window to the front. Fitted carpet. Radiator. Coombed ceiling.

Bedroom 4 (12' 7.97" x 10' 3.62") or (3.86m x 3.14m)

A double room with dormer window to the front. Fitted carpet. Radiator. Coombed ceiling.

Bathroom (7' 10.49" x 6' 0.05") or (2.40m x 1.83m)

Fitted with a three piece suite comprising wash hand basin, WC and showering bath. Wet wall panelling fitted over the bath. Ladder radiator. Vinyl flooring. Coombed ceiling. Velux window to the front.

Garden

The property sits in a generous garden extending to 0.47 acres or thereby (to be confirmed by title deed). The mature garden is landscaped with mature trees, shrubs and bushes surrounding a lovely lawn. There is also a vegetable plot bounded by stone walling. The property is accessed from the township road by a gravel drive way with ample parking to the front and side. There is also a single garage with power and light (Size: 16' 2" x 12' 9" (4.94m x 3.91m))



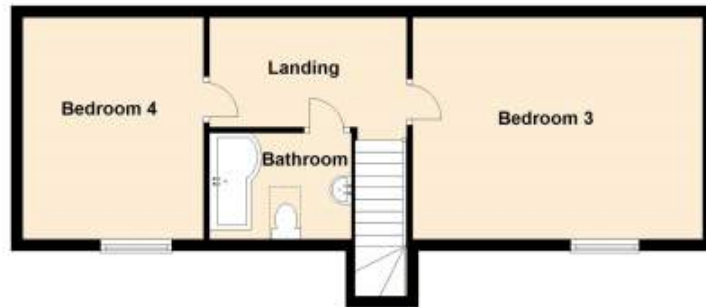
Ground Floor

Approx. 83.8 sq. metres (902.0 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Total area: approx. 130.2 sq. metres (1401.8 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 PlanUp.



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			(69-80) C		74
(55-68) D			(55-68) D	63	
(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.