



7 Hallin Park, Hallin, Waternish, Isle of Skye, IV55 8GJ
Offers Over £230,000

ISLE OF SKYE
ESTATE AGENCY

7 Hallin Park, Hallin, Watnish, Isle of Skye, IV55 8GJ

7 Hallin Park is a detached, traditional two bedroom cottage in the ever popular area of Hallin on the Watnish peninsula. Set in approximately 0.3 acres of garden grounds, or thereby (to be confirmed by title deed), the property affords stunning sea views towards the islands of Clett, Mingay and Isay and the Outer Isles.

- Detached Property
- Rural Location
- Private Garden Grounds
- Stunning Views
- Off Road Parking
- LPG Central Heating
- Wood Burning Stove

Services

Mains Electric, Mains Water, Drainage to Septic Tank, LPG Gas

Tenure

Freehold

Council tax

Band C

Property Description

7 Hallin Park is a detached, traditional two bedroom cottage in the ever popular area of Hallin on the Watnish peninsula. Set in approximately 0.3 acres of garden grounds, or thereby (to be confirmed by title deed), the property affords stunning sea views towards the islands of Clett, Mingay and Isay and the Outer Isles.

The property within comprises; entrance porch, hall, kitchen/diner, lounge, W.C./utility on the ground floor with two bedrooms and a bathroom on the upper floor. The property further benefits from traditional features such as V-lining, deep window sills and Ballachulish slate on the roof, as well as UPVC double glazing, LPG central heating and a wood burning stove in the lounge.

Externally, 7 Hallin park sits in private garden grounds extending to approximately 0.3 acres (to be confirmed by title deed) and is accessed from the main township road via a gravel driveway leading to a parking area. The garden is mainly laid to grass and planted with mature trees, shrubs and bushes. Beautiful sea views are afforded towards the Western Isles. The garden also hosts the LPG tank and a storage shed.

7 Hallin Park presents a great opportunity to purchase a traditional home in a beautiful setting and must be viewed to appreciate the offering.



Porch (6' 10" x 7' 2") or (2.08m x 2.18m)

A half-glazed UPVC door leads to the welcoming entrance porch. Window to front elevation with view to garden and the isles of Clett, Mingay and Isay. Flagstone floor. Traditional V-lining to walls and ceiling. Access to hallway.

Hallway (6' 6" x 7' 10") or (1.97m x 2.39m)

Hallway providing access to Lounge, Kitchen/diner and W.C/utility. Traditional V-lining to walls. Flagstone floor. Stairs to upper level.

Kitchen/Diner (12' 10" x 13' 5") or (3.90m x 4.08m)

Spacious kitchen/diner with window to front elevation with deep sill giving a view to the garden and the islands beyond. The LPG-fired Rayburn provides heating and hot water. Butler's sink. Flagstone floor and painted stone wall. Traditional V-lining.

Lounge (13' 5" x 12' 8") or (4.08m x 3.87m)

Cosy lounge with window to front elevation boasting a view to the garden and the islands beyond. Inset wood burning stove with stone surround and flagstone hearth. Painted stone wall and traditional V-lining. Flagstone flooring.

W.C (6' 0" x 6' 0") or (1.84m x 1.84m)

W.C / utility room comprising toilet, corner basin and washing machine. Flagstone flooring and painted walls. Two windows to the rear elevation giving a view into the garden. Under stair storage.

Landing

Exposed timber stairs lead to the upper floor landing where access is provided to two bedrooms, bathroom and linen cupboard housing the hot water cylinder. Timber floorboards. Traditional V-lining. Loft hatch.

Bedroom 1 (12' 9" x 16' 3") or (3.88m x 4.95m)

Large, bright king size bedroom with window to front elevation and Velux skylight to the rear. Sea views are afforded to the front. Recessed shelving either side of the chimney breast. Exposed timber floorboards. Coombed ceilings.

Bathroom (9' 10" x 7' 2") or (2.99m x 2.19m)

Family bathroom comprising W.C., wash hand basin, free standing bath and shower cubicle with a Mira View electric shower. Exposed timber floor. Painted walls. Coombed ceilings. Extractor fan.

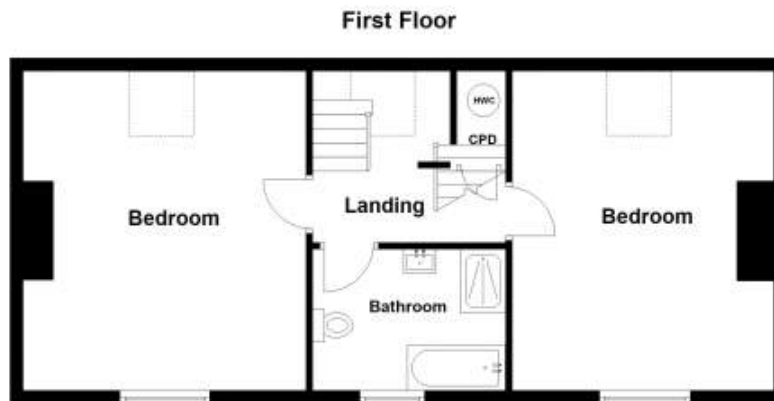
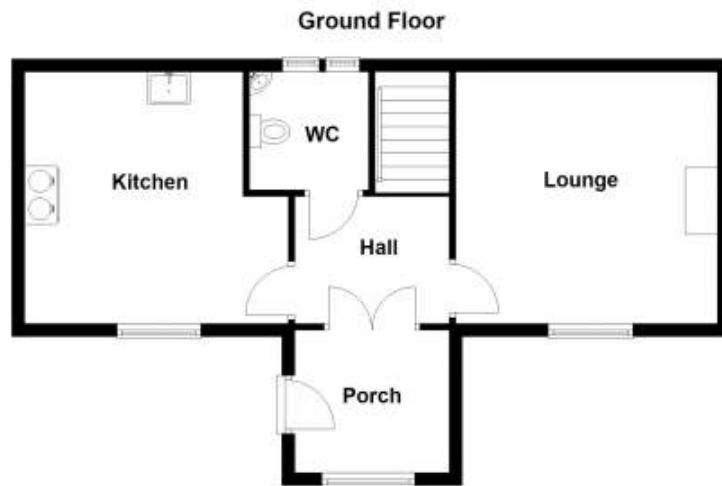
Bedroom 2 (14' 4" x 16' 4") or (4.38m x 4.97m)

King size bedroom with window to the front elevation boasting sea views. Velux skylight to the rear. Exposed timber flooring. Painted. Recessed shelving either side of the chimney breast.

Garden

7 Hallin park sits in private garden grounds and is accessed from the main township road via a gravel driveway which leads to a parking area. The garden is mainly laid to grass and planted with mature trees, shrubs and bushes. Stunning sea views are afforded towards the Western Isles. The garden also boasts the LPG tank and a storage shed.





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		82	(81-91) B		83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	43	
(21-38) F			(21-38) F		
(1-20) G	19		(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.