



Alumo, 9

Offers Over £410,000





Alumo

9 Teangue, Isle Of Skye

Recently renovated 4-bed timber house in Teangue, Isle of Skye. Two lounges, modern style, views towards the Sound of Sleat, large garden, oil heating, wood stove. Peaceful yet central location.

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: C

KEY FEATURES:

- Timber construction house renovated in modern style
- Beautiful views over the Sound of Sleat
- Flexible living spacious ground-floor and upper-floor second lounge
- Located in the sought-after village of Teangue
- Built around 2007, extends to some 158sqm
- EPC Rating: C (73)



GENERAL DESCRIPTION:

Alumo is a charming timber-built house in the sought-after village of Teangue, enjoying beautiful views over the Sound of Sleat. Recently renovated throughout, it is presented in an elegant, modern style. The property offers flexible living with a spacious ground-floor lounge and an upper-floor second lounge, making it ideal as a family home or for working from home. Set within generous garden grounds, Alumo is both peaceful and private while remaining centrally located in Teangue. A comfortable, beautifully updated home with stunning views. Viewing is highly recommended.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Kitchen, Lounge, Hallway/Utility, 2 Bedrooms, Bathroom

Upper Floor: Landing/Seating area, 2 bedrooms, Shower Room

EXTERNAL:

Garden

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.



LOCATION:

The Sleat peninsula is known as The Garden of Skye, and it is easy to see why! The indigenous woodland and abundant wildflowers combined with the magnificent sea and mountain views make it a place difficult to be rivalled. An ideal location for wildlife enthusiasts with many woodland walks and the opportunity to glimpse the Golden Eagle, deer, Sea Eagle, whales, dolphins, porpoises amongst the plethora of wildlife that makes this part of the country their home. The village of Ardvassar is in the south of the peninsula, and local amenities include hotel and village hall. The Armadale to Mallaig ferry terminal is only minutes away in the village of Armadale. There you can also find more amenities including a petrol station and shop. Sleat is made up of a series of small villages and the local primary school, which offers both English & Gaelic medium classes, is in Ferrindonald alongside the medical centre. There is a good range of quality hotels and restaurants in the locality and visitors are drawn to Armadale Castle, gardens and Museum of the Isles and the modern Torabhaig Distillery. The nearest main village is Broadford, 16 miles away where you will find a greater range of facilities.

ACCOMMODATION:

Alumo is a one and a half storey detached house of interlocking timber construction. The property was built around 2007 and extends to some 158sqm. The property benefits from double-glazed uPVC windows and timber or uPVC doors. Heating to the property is by way of an oil-fired central heating boiler to radiators distributed throughout, complemented by a wood burning stove in the living room. The property has been renovated by its current owners. A dog shower is installed at the entrance, helping to prevent dirt from being brought into the home.



GROUND FLOOR:

BREAKFAST KITCHEN:

11' 3" x 16' 3" (3.42m x 4.95m)

Frosted half glazed uPVC door, windows to front and side elevation with water and mountain views, ceiling downlights, range of base units with laminate worktop over and full-height units, quartz 1.5 sink with drainer, AEG induction hob with extractor hood over, integrated NEFF combi microwave oven and NEFF slide-and-hide oven (with WIFI connectivity), integrated fridge freezer and dishwasher, space and plumbing for washing machine, kitchen pantry, radiator, Karndean LVT flooring, access to hallway, utility area, lounge.

DINING LOUNGE:

17' 2" x 22' 3" (5.23m x 6.78m)

Oak door, floor to ceiling window and glazed sliding door to front elevation with water and mountain views, downlights, spacious lounge with room for large dining table and chairs and seating area, freestanding multi-fuel stove on slate hearth, radiator, Karndean LVT flooring, access to hallway, stairs to upper floor.

HALLWAY/UTILITY:

3' 7" x 18' 4" (1.08m x 5.59m)

(Dimensions for hallway)(dimensions utility area: 2.16m x 1.78m) Half glazed oak door, exterior door with vision panel, downlights, base unit with laminate worktop over, space for dryer, wall shelves, wall-mounted coat hooks, radiator, Karndean LVT flooring with recessed entrance matwell, access to bathroom, two bedrooms, lounge, kitchen.



GROUND FLOOR (CONTINUED):

BATHROOM:

7' 10" x 10' 0" (2.40m x 3.06m)

Oak door, frosted windows to side and rear elevation, flush mount ceiling light, glazed walk-in shower enclosure with Mira electric shower over, handrail on wall, built-in bath, tiled wet wall, WC, wall-mounted vanity unit with integrated wash hand basin, demister mirror with integrated light, boiler/linen cupboard, ladder radiator, Karndean LVT flooring.

BEDROOM 1:

8' 8" x 12' 0" (2.65m x 3.66m)

Oak door, window to rear elevation, flush mount ceiling light, space for large wardrobe, fitted carpet.

BEDROOM 2:

12' 8" x 9' 8" (3.85m x 2.94m)

Oak door, window to rear elevation, ceiling hanging light, space for large wardrobe, radiator, fitted carpet.



UPPER FLOOR:

STAIRS AND LANDING:

21' 6" x 11' 9" (6.55m x 3.57m)

Carpeted stairs rise to upper floor landing, ample space for seating or study area, windows to front elevation with mountain and water views, Velux window to side and rear elevation, downlights, radiator, fitted carpet, access to two bedrooms, shower room.

BEDROOM 3:

9' 11" x 11' 9" (3.02m x 3.57m)

Oak door, windows to rear elevation, downlights, coombs cupboards, radiator, fitted carpet, access to loft.

BEDROOM 4:

14' 9" x 10' 6" (4.49m x 3.20m)

Oak door, dormer window to front elevation, Velux window to rear elevation, ceiling hanging light, coombs cupboards, radiator, fitted carpet, access to loft.

SHOWER ROOM:

6' 0" x 5' 10" (1.82m x 1.78m)

Oak door, Velux window to front elevation, glazed shower enclosure with Mira electric shower over, WC, wall-mounted vanity unit with integrated wash hand basin, wood effect tiled wet wall, radiator, Karndean LVT flooring.





EXTERNAL:

GARDEN:

A farm gate opens onto a private gravel driveway leading to the property, with ample parking space available. Two steps lead up to a decked seating area at the front of the house, providing access to the entrance. The spacious enclosed garden is mainly laid to grass, with a gravel pathway surrounding the property and leading to a gravel seating area at the rear. Washing lines have been installed within the rear garden. A dry-stone wall retains the embankment, adding character to the outdoor space. A dog shower has been installed at the entrance for easy use.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. Storage containers are available by separate negotiation.

WHAT3WORDS:

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VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.



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