



3 Tokavaig, Teangue, Isle Of Skye, Highland, IV44 8QL  
Offers Over £295,000



# 3 Tokavaig, Teangue, Isle Of Skye, Highland, IV44 8QL

3 Tokavaig is an extended traditional cottage situated in an elevated position in the quiet crofting Township of Tokavaig on the sought after Sleat peninsula. This property enjoys a peaceful rural setting with open views across the surrounding countryside and towards the sea.

- Detached Property
- Two Bedrooms
- Private Grounds
- Double Glazing
- Idyllic Area
- Stunning Sea & Mountain Views
- Wood Burning Stove
- Open Fire
- Ample off road parking

## Services

Mains Electric, Private water supply. Drainage by way of septic tank.

## Tenure

Freehold

## Council tax

Band D

## Property Description

Located in the peaceful crofting community of Tokavaig, this property enjoys a quiet rural position with open outlooks across the surrounding landscape and towards the sea. The area is known for its natural beauty, coastal walks and relaxed pace of life, while still offering convenient access to Broadford and the Skye Bridge.

Internally the property offers spacious and well-balanced accommodation. On the ground floor the heart of the home is a large light-filled kitchen/dining room, complemented by a generous pantry providing excellent storage. A substantial utility room adds further practicality. There are two comfortable ground floor lounges linked by an interconnecting passageway, offering flexible living space. One lounge features an open fire and the other has a wood burning stove. A shower room completes the ground floor accommodation. On the first floor there are two bedrooms both benefitting from large Velux windows that enjoy excellent open views. The property further benefits from double glazed windows throughout and oil central heating.

Externally the property benefits from generous garden ground with ample parking. Situated with the grounds there is a traditional stone byre with steel roof offering extra garden storage. A large patio area laid with stone slabs is ideal for outdoor dining and enjoyment and taking in the surrounding natural beauty.

Tokavaig is a small picturesque township situated in the Sleat Peninsula, often referred to as "The Garden of Skye". The area is renowned for its stunning scenery and abundance of wildlife. In the Sleat area you will find a range of amenities including shops, restaurants, a primary school and medical centre.

3 Tokavaig offers privacy and tranquility, dramatic scenery and endless opportunities for walking, kayaking and exploration right on your doorstep. Ideal as a holiday home, let investment or permanent residence.



**Kitchen/ Dining Room (21' 3.12" x 15' 4.65" ) or (6.48m x 4.69m)**

Large kitchen with dining area. Walk in pantry cupboard and broom cupboard. Wall and base units, 5 ring gas hob with extractor fan, oven and grill, Belfast sink, wine fridge, wall and base units with marble worktop. Tiled floor, large French Windows and velux window.

**Utility Room (10' 2.44" x 7' 8.13" ) or (3.11m x 2.34m)**

Bright room with tiled floor and painted walls. Ample built in storage, space for white goods.

**Rear Lobby (11' 10.13" x 3' 8.88" ) or (3.61m x 1.14m)**

Open plan lobby between the kitchen/diner and utility room. Large glass pane allowing plenty light. Wooden back door with frosted glass panel. Floor is tiled and the walls are painted.

**Shower Room (10' 2.83" x 5' 8.9" ) or (3.12m x 1.75m)**

Shower cubicle with electric shower, sink vanity unit, toilet. Walls fully tiled to ceiling level. Floor tiled. Frosted glass window to the rear of the house. Wooden door with frosted glass panels.

**Lounge (12' 7.97" x 11' 1.46" ) or (3.86m x 3.39m)**

Lounge area with wood v lined roof. Wood burning stove with tiled hearth. Painted walls and carpeted floors. Front facing window. Door way to front hall. Opening to Inner Hall that connects to the sitting room..

**Living Room (10' 9.13" x 12' 6.79" ) or (3.28m x 3.83m)**

living room area with wood roof and exposed beams. Open fire with stone carved fireplace with tiled hearth. Painted and wood v lined walls and carpeted floors. Front facing window. Door way to front hall. Opening to room that connects to the Lounge.

**Inner Hall (7' 0.65" x 6' 8.31" ) or (2.15m x 2.04m)**

Inner Hall connecting Lounge and sitting room. Carpeted and painted.

**Entrance Hall (5' 8.5" x 9' 6.17" ) or (1.74m x 2.90m)**

Front entrance has wooden door with patterned glass panel, carpeted floor and painted walls. Carpeted staircase to first floor.

**Landing (10' 11.5" x 7' 8.91" ) or (3.34m x 2.36m)**

First floor landing. Carpeted and painted with velux window.

**Bedroom 1 (12' 7.57" x 11' 10.13" ) or (3.85m x 3.61m)**

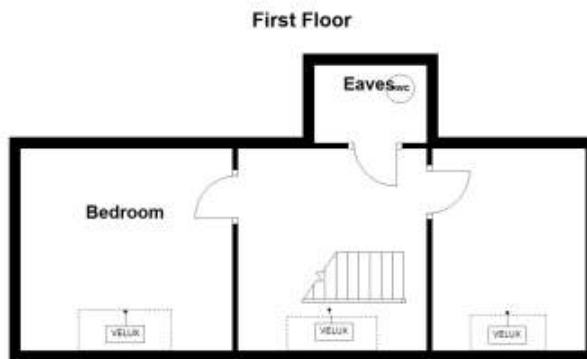
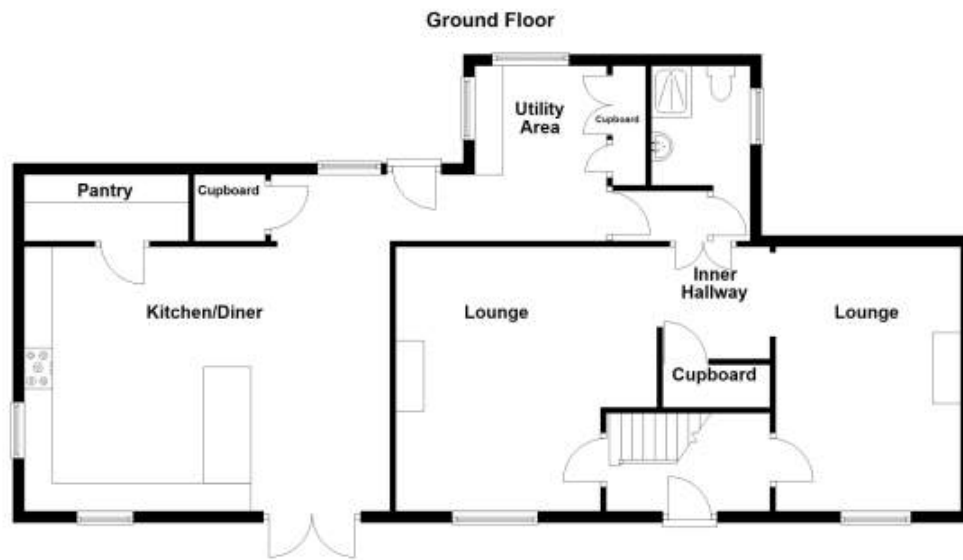
Bedroom with large velux window to the front elevation. Carpeted floor with painted walls. Small storage cupboard.

**Bedroom 2 (8' 11.09" x 12' 7.57" ) or (2.72m x 3.85m)**

Bedroom with large velux window to the front elevation. Carpeted floor with painted walls







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		96
(81-91) <b>B</b>			(81-91) <b>B</b>	88	
(69-80) <b>C</b>		70	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>	30		(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.