



Little Ridge, Teangue

Offers Over £215,000

Little Ridge

Teangue, Isle Of Skye

Detached 2-bed bungalow in Ord, Sleat Peninsula. En-suite, garden with loch and mountain views, potential to extend. Private road, off-road parking. Ideal home or investment.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D

KEY FEATURES:

- Detached 2 bedroom (1 en-suite) bungalow
- Good order throughout
- Elevated position with delightful countryside views.
- Popular Sleat Peninsula location



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GENERAL DESCRIPTION:

Little Ridge is a detached 2 bedroom, 2 bath (1 en-suite) bungalow located within the popular south Skye township of Ord, on the sought after Sleat Peninsula (the Garden of Skye). Known for its tranquil setting and outdoor activities such as kayaking, swimming, hiking, and exploring, Ord is an ideal place for a families looking for a peaceful area to raise their children, or for first time buyers looking for a property surrounded by natural beauty. Little Ridge benefits both from ample living space and a protected outdoor space. The elevated rear garden could be transformed into a seating BBQ area with delightful views to Loch Eishort and the Cuillin mountain range, whilst the loft space could be converted (subject to planning) into additional living accommodation, or a dedicated home office. In good order throughout, this elevated bungalow is accessed via a private, fenced-in shared road, used by only three other properties. Little Ridge has the benefit of being both an excellent place for children to grow up, or an enticing holiday or investment property.

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

PROPERTY COMPRISES:

Ground Floor: Kitchen/Dining Room, Sitting Room, Shower Room, Two Bedrooms (1 En-Suite)

Upper Floor: Loft

EXTERNAL:

Garden Grounds

DETAILS:

HOME REPORT: Available by contacting the RE/MAX Skye office.

SERVICES: Mains electricity, private water, drainage to shared septic tank.



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LOCATION:

The peninsula of Sleat in the south-east corner of Skye is made up of a scattering of villages of which Ord is one, located on the west side with beautiful Ord beach on Loch Eishort. Ord is famous for its sunsets, kayaking and views across to the Cuillin Mountains and out to the islands of Canna and Rum. Further south is the village of Armadale with its pretty shops, cafe and pier where you can catch the ferry to Mallaig taking you across to the Knoydart peninsula. Throughout the peninsula various amenities are to be found including a medical centre, churches, hotels, restaurants and The Clan Donald visitor centre, which incorporates the ruins of Armadale castle as well as the Museum of the Isles. The nearest main village is Broadford which is approx. 15 miles away and here you will find all the usual amenities.

ACCOMMODATION:

Little Ridge was built in 1996 and extends to some 70m². The property benefits from timber frame double glazing and electric heating via storage heaters and electric panel heaters throughout, complemented by an electric log effect wall mounted heater in the sitting room. The property sits in an elevated position and enjoys delightful countryside views.



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GROUND FLOOR:

KITCHEN/DINING ROOM:

13' 9" x 11' 5" (4.20m x 3.48m)

Three steps rise to exterior door with frosted glazed panel, a dual aspect room with windows to rear and side elevations, good range of wall and base units with worktop over, grey 1.5 bowl composite sink, electric hob with stainless steel extractor over, integrated oven, dishwasher, space for fridge/freezer, two spotlight tracks, storage heater, vinyl flooring, ample space for table and chairs, access to inner hallway.

HALLWAY:

Multi-pane glazed door, built-in closet, spotlight track, storage heater, fitted carpet, access to loft and all other accommodation.



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GROUND FLOOR (CONTINUING):

SITTING ROOM:

13' 10" x 11' 11" (4.22m x 3.62m)

Multi-pane glazed door, picture window to front elevation with countryside views, electric log effect wall mounted heater, ball downlights, storage heater, fitted carpet.



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GROUND FLOOR (CONTINUING):

BEDROOM:

11' 9" x 10' 11" (3.59m x 3.33m)

Window to front elevation, spotlight track, electric convector panel heater, fitted carpet, access to en-suite.

EN-SUITE:

6' 4" x 6' 1" (1.92m x 1.85m)

Frosted window to front elevation, bath with a new Mira electric shower over, pedestal wash hand basin, WC, small wall mounted cupboard, electric towel rail, wall mounted Xpelair electric fan heater, vinyl flooring.



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GROUND FLOOR (CONTINUING):

BEDROOM:

11' 7" x 10' 8" (3.52m x 3.26m)

Window to rear elevation, built-in wardrobe with sliding mirror doors, spotlight track, electric convector panel heater, fitted carpet.

SHOWER ROOM:

7' 11" x 4' 4" (2.41m x 1.31m)

Frosted window to rear elevation, built-in shower cubicle with Mira electric shower, pedestal wash hand basin, WC, range of built-in cupboards and shelves, heated towel rail, wall mounted Xpelair fan heater, vinyl flooring.



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UPPER FLOOR:

LOFT:

Accessed via a hatch in the hallway via a loft ladder, the floored loft can be used for storage and offers the potential for conversion to additional living accommodation (subject to planning), installation of a window creating a view to Loch Eishort.



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EXTERNAL:

GARDEN:

A shared tarmacadam driveway rises to Little Ridge and chipped off road parking; the garden grounds are laid mostly to grass with some mature planting. The elevated rear garden offers the potential for creating a seating/BBQ area with views of Loch Eishort.



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GENERAL:

EXTRAS:

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

WHAT3WORDS:

///accompany.tonight.wells

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:

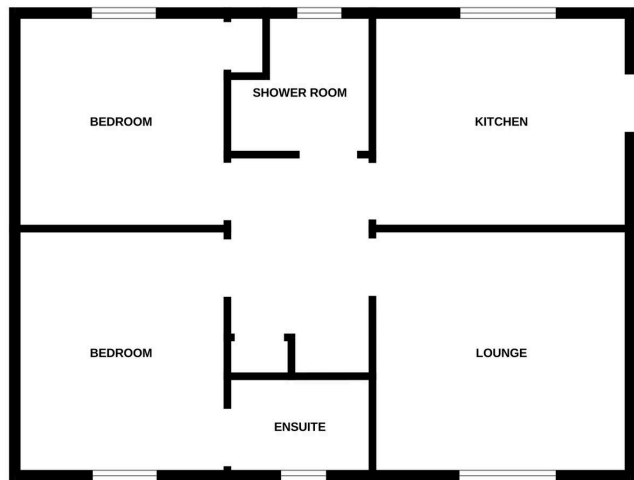
At a date to be mutually agreed.

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.



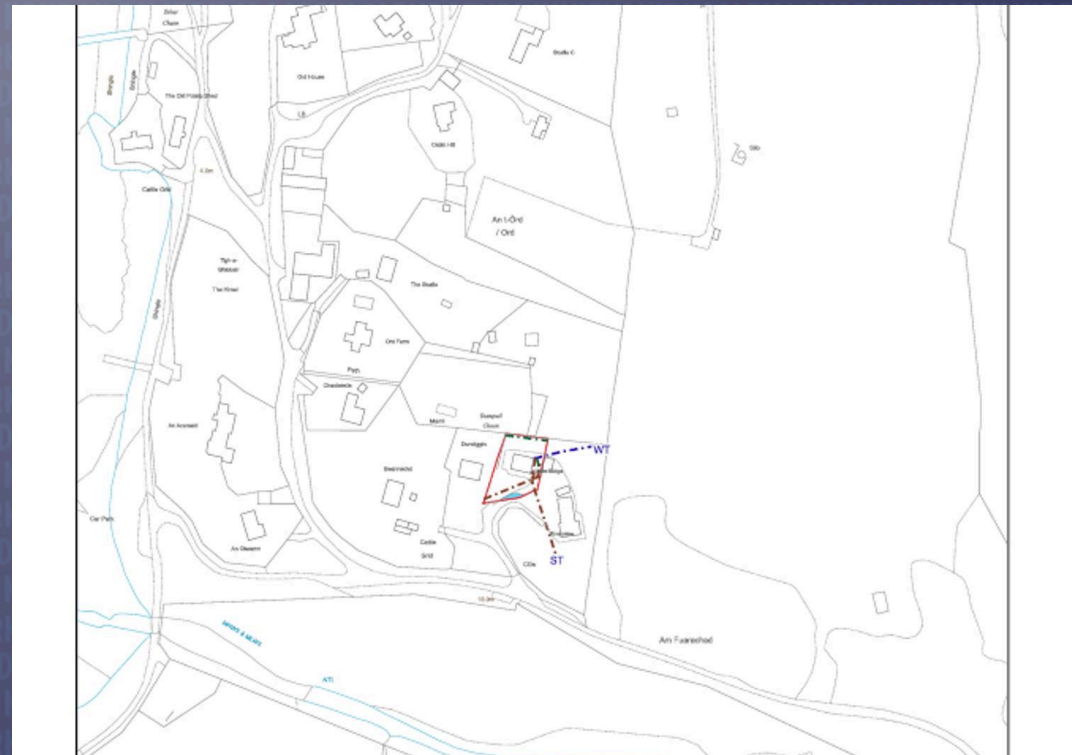
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such to only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		110
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





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