



Hazel Cottage, Glenelg

Offers Over £220,000



Hazel Cottage

Glenelg, Kyle

Cosy 2-bed larch-clad bungalow, open plan living area, large garden, STL licence, and extension potential. Situated in rural Glenelg, near village amenities and scenic walks. Ideal home or investment.

- Council Tax band: A
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: B

KEY FEATURES:

- Larch Cladded Bungalow
- Tranquil rural area
- Possibility to extend (foundations in place)
- Nearby local amenities and facilities
- STL License



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GENERAL DESCRIPTION:

Hazel Cottage is a cosy, larch-clad bungalow set in a tranquil rural location. It sits in a large garden laid to grass (approx. 930 square metres). The property offers the best of both worlds, peaceful countryside living with scenic walks nearby while remaining conveniently close to local village amenities and facilities. With an open-plan living area and two bedrooms, including a charming mezzanine bedroom, Hazel Cottage is ideally suited as a comfortable holiday home, with an STL license already in place, or starter home that can be developed. With foundations already in place, there is potential to extend the accommodation to approximately twice its current size, subject to the necessary planning consents. Whether you are looking for a small permanent residence with development potential, or an investment property, Hazel Cottage offers an excellent opportunity.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Porch, Hallway, Open Plan Living area (Dining Kitchen & Lounge), bathroom, Bedroom.

Upper Floor: Mezzanine Bedroom, Loft

EXTERNAL:

Timber Shed with lean-to woodstore
Garden

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, mains drainage.

COUNCIL TAX BAND: A

EPC RATING: D (56)



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LOCATION:

The beautiful village of Glenelg sits at the end of a quiet glen at the bottom of the Mam Ratagan pass and is well placed to take advantage of the numerous outdoor pursuits, cycling, hillwalking, kayaking and much more. The village has a shop, an award-winning Inn and restaurant, primary school, church, jetty, medical centre and an active community hall, it is also home to the last manually operated turntable ferry in the world which crosses to the Isle of Skye. The village of Kyle of Lochalsh is approx. 25 miles away and has a range of shops, post office, garage services and restaurants.

ACCOMMODATION:

Hazel cottage is a larch-clad detached bungalow built in 2017 and extends to approximately 49m². The property benefits from double glazed timber windows and doors. Heating to the property is by way of electric panel heaters, supplemented by a freestanding solid fuel stove in the lounge. Hot water in the property is supplied by way of an electric immersion heater connected to a pressurized hot water storage cylinder located in the kitchen. LPG bottles supply the hob in the kitchen. Interlinked smoke alarm and carbon dioxide alarm system has been installed in the property. Access to the property is over a shared private track.



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GROUND FLOOR:

ENTRANCE PORCH:

4' 6" x 4' 1" (1.36m x 1.24m)

Half glazed timber door to side elevation, ceiling hanging light, fitted doormat, pine wood flooring, access to hallway.

HALLWAY:

8' 4" x 11' 7" (2.55m x 3.53m)

(Dimensions at widest points) Open access, window to front elevation, ceiling downlights, pine wood floor, access to open plan living area, bedroom, bathroom, mezzanine bedroom.



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GROUND FLOOR (CONTINUING):

OPEN PLAN LIVING AREA:

Timber door, triple aspect room with windows to front, side and rear elevation with mountain views, ceiling pendant lights, pine wood flooring.

DINING/KITCHEN:

15' 7" x 12' 10" (4.74m x 3.91m)

Range of contemporary base units, wall shelves, oak worktop, 1.5 stainless steel sink with drainer, gas hob, tiled splash back, integrated Miele oven, extractor hood over, integrated washing machine, space for undercounter fridge, boiler cupboard and consumer unit, space for large dining table and chairs, wall-mounted electric panel heater.

LOUNGE:

10' 0" x 8' 3" (3.04m x 2.51m)

Glazed doors onto decking area to rear elevation, freestanding solid fuel stove on tiled hearth.



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GROUND FLOOR (CONTINUING):

BATHROOM:

6' 9" x 7' 8" (2.05m x 2.33m)

Timber door, frosted window to front elevation, ceiling downlights, built-in bath with integrated shelving, glazed shower screen on bath with shower over, tiled wet walls, WC, pedestal wash hand basin, mirror wall cabinet over, extractor fan, electric towel rail, pine wood flooring.



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GROUND FLOOR (CONTINUING):

BEDROOM 1:

8' 4" x 11' 5" (2.53m x 3.49m)

Timber door, dual aspect room with windows to side and rear elevation with mountain views, ceiling hanging light, wall-mounted electric heater, pine wood flooring.



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UPPER FLOOR:

MEZZANINE BEDROOM 2:

10' 1" x 11' 10" (3.08m x 3.61m)

(Dimensions under coombs) Loft ladder access, window to side elevation, ceiling downlights, space for double bed or office area, see-through to living area, pine wood flooring, access to loft.

LOFT:

10' 0" x 21' 2" (3.05m x 6.44m)

(Dimensions under coombs) Boarded loft accessed through hatch from mezzanine bedroom.



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EXTERNAL:

TIMBER SHED WITH LEAN TO WOODSTORE

GARDEN:

The enclosed garden grounds can be accessed via a timber pedestrian gate with a timber farm gate providing vehicular access to the property, with onsite parking available. The garden is mainly laid to grass, with a seating area on the decking area at the rear of the property.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. Furniture items are available by separate negotiation. Additional land is 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:

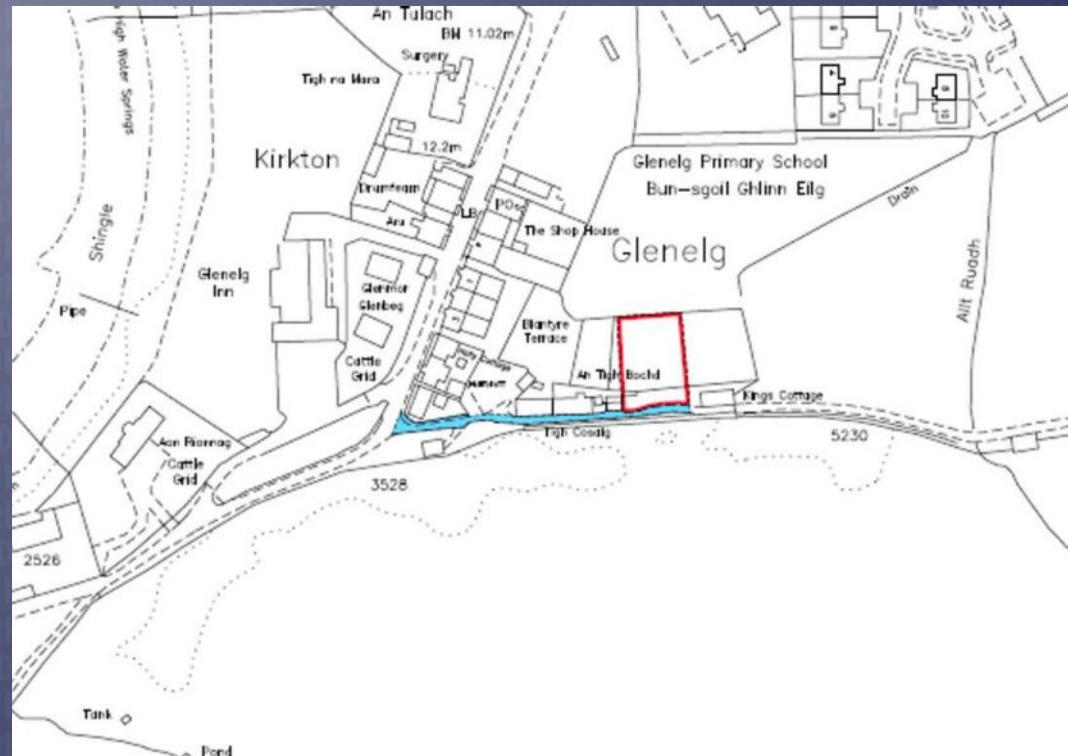
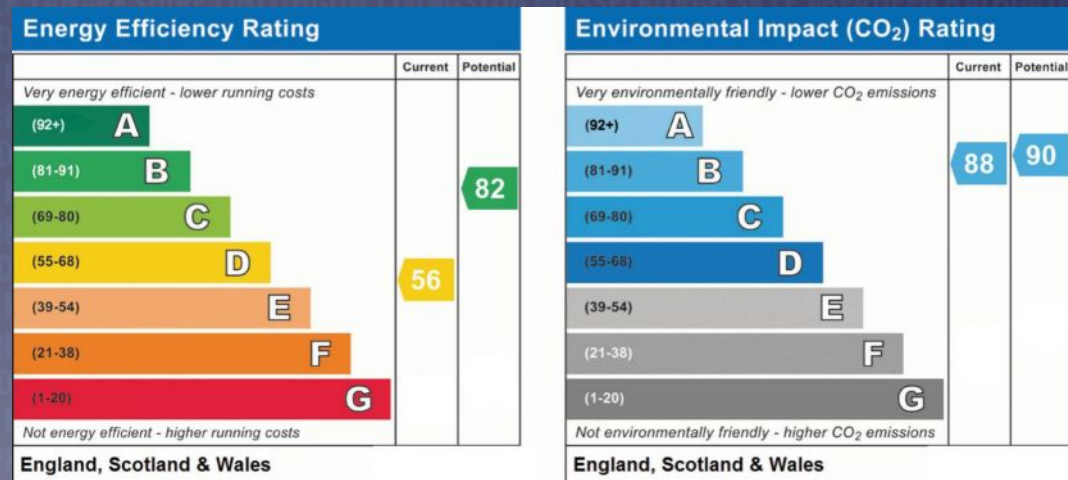
At a date to be mutually agreed.

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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