



26 Idrigill, Uig, Isle of Skye, IV51 9XU  
Offers Over £190,000

ISLE OF SKYE  
ESTATE AGENCY

# 26 Idrigill, Uig, Isle of Skye, IV51 9XU

## \*\*\* Price Reduction \*\*\*

26 Idrigill is a traditional, extended two bedroom former croft house located in the peaceful village of Idrigill, Uig boasting stunning, widespread views over the harbour and bay.

- Detached Property
- Beautiful Views
- Off Road Parking
- Private Garden
- Oil Central Heating

## Services

Mains Water, Mains Gas

## Tenure

Freehold

## Council tax

Band D

## Property Description

### \*\*\* Price Reduction \*\*\*

26 Idrigill is a traditional, extended two bedroom former croft house located in the peaceful village of Idrigill, Uig boasting stunning, widespread views over the harbour and bay.

26 Idrigill is a traditional two bedroom former croft house set within private, mature garden grounds in the quiet village of Idrigill overlooking Uig Bay. The property has been extended to create additional living and storage space and still retains much of its traditional features such as traditional v-lining and an open fireplace in the lounge.

The accommodation within is set out over two floors and comprises of: Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Rear Lobby and Store Room on the ground floor with two double bedrooms and a bathroom located on the first floor. The property further benefits from a mix of double and single pane glazing and oil-fired central heating. An original open fireplace in the lounge offers an alternative source of heating. An attached storage shed houses the central heating boiler.

Externally the property is set within fully enclosed mature garden grounds which are mainly laid to lawn with established shrubs and bushes. Parking is available to the side of the property on the gravel driveway. Adjacent to the property is the original house which is currently used as storage. Power and water are connected to and it offers a great conversion opportunity subject to the relevant planning consents. The main house requires a degree of remedial work and modernisation.

On the opposite side of the township road is an additional area of land of approximately 0.72 acres of land (to be confirmed by title deeds).

26 Idrigill presents a fantastic opportunity to purchase a traditional cottage situated in a stunning location.



### **Entrance Porch (6' 2.02" x 9' 4.6" ) or (1.88m x 2.86m)**

Triple aspect entrance porch affording stunning views over Uig Bay. Access is via a timber door to the side elevation. Concrete floor. Access to hall via a half glazed timber door.

### **Hallway (15' 9.37" x 8' 3.21" ) or (4.81m x 2.52m)**

Wide entrance hall affording access to the lounge, dining room and rear lobby. Carpeted and wallpapered. Stairs lead to upper floor. Under stair storage cupboard.

### **Lounge (11' 0.28" x 13' 1.09" ) or (3.36m x 3.99m)**

Cosy lounge room with window to front elevation affording views to the garden and Uig Bay. Open fire place with tiled hearth, stone surround and wooden mantle. Traditional v-lining to walls. Carpeted.

### **Dining Room (12' 2.06" x 13' 3.05" ) or (3.71m x 4.04m)**

Window to front elevation with a view to the garden and towards Uig Bay. Carpeted. Painted.

### **Kitchen (14' 0.5" x 8' 0.46" ) or (4.28m x 2.45m)**

Compact kitchen with a range of wall and floor units with contrasting worktops. Two windows to rear with view to the garden. Vinyl flooring. Sloping roof. Access from rear lobby.

### **Rear Lobby (23' 2.35" x 6' 2.8" ) or (7.07m x 1.90m)**

Rear lobby giving access to the kitchen, store room and rear garden. Carpeted. Painted. Sloping roof. Access to main hall.

### **Store Room (17' 3.09" x 6' 1.62" ) or (5.26m x 1.87m)**

Generous in size, dual aspect store room is of block construction. Windows to the side and front give views of the garden and Uig Bay. Previously used as a study / library.

### **Shed (16' 8" x 9' 2.63" ) or (5.08m x 2.81m)**

Large storage shed attached to gable of house. Windows to front and rear. Central heating boiler. Concrete floor housing central heating boiler.

### **Bedroom 1 (10' 9.92" x 13' 1.87" ) or (3.30m x 4.01m)**

Double bedroom with window to front elevation boasting views over Uig Bay. Coomed ceiling. Painted. Carpeted.

### **Shower Room (5' 7.72" x 6' 11.07" ) or (1.72m x 2.11m)**

Shower room comprising W.C., wash hand basin and disabled access shower with Mira Advance electric shower. Window to front elevation. Vinyl flooring. Painted. V-lining.

### **Bedroom 2 (11' 5.01" x 13' 2.27" ) or (3.48m x 4.02m)**

Double bedroom with window to front elevation boasting views over Uig Bay. Carpeted. Painted. Coomed ceiling.

### **Outbuilding (30' 6.53" x 15' 9.76" ) or (9.31m x 4.82m)**

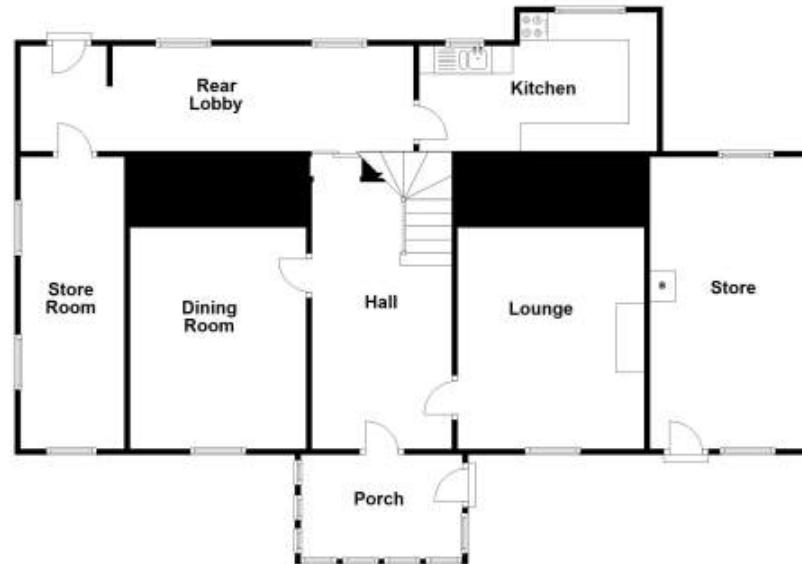
The original house stands adjacent to main house and has power and water connected. Currently used for storage the Old House presents a wonderful opportunity for conversion subject to the correct planning consents.

### **Garden**

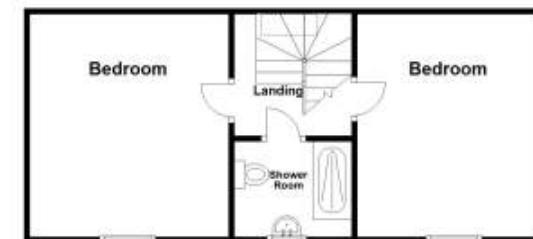
Externally the property is set within fully enclosed garden grounds extending to approximately, 0.25 acres (to be confirmed by title deeds) which are mainly laid to lawn with established shrubs and bushes. Spectacular views are afforded over the harbour and Uig Bay. Parking is available on the gravel driveway. Opposite the property is an additional area of land approximately 0.72 acres in size (to be confirmed by title deeds).



Ground Floor



First Floor



Illustrative only. Not to scale.  
Plan produced using PlanIt.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
Not energy efficient - higher running costs			
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.