

3 Sconser, Isle Of Skye, IV48 8TD  
Fixed Price £175,000



# 3 Sconser, Isle Of Skye, IV48 8TD

3 Sconser is a traditional two/three bedroom extended former croft house located in the peaceful village of Sconser boasting widespread views over Loch Sligachan towards the Isle of Raasay.

- Detached House
- Two Bedrooms
- Enclosed Garden Grounds
- LPG Gas Central Heating
- Sea Views
- Private Driveway

## Services

Mains Electric, Mains Water. Drainage by way of septic tank. LPG Gas Central Heating.

## Tenure

Freehold

## Council tax

Band D

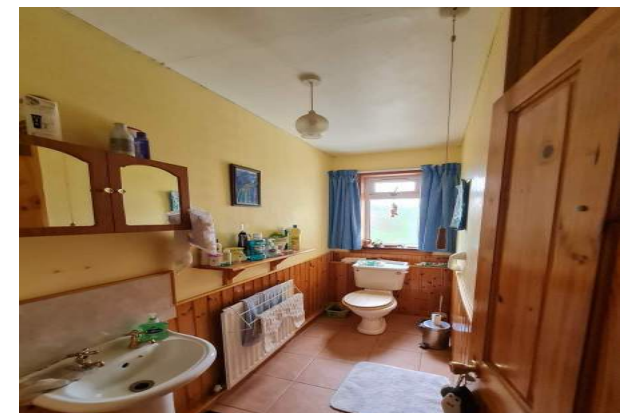
## Property Description

3 Sconser is a traditional two bedroom former croft house set within mature garden grounds in the quiet village of Sconser on the edge of Loch Sligachan and affords wonderful views towards the Isle of Raasay. The property has been extended to create additional living space but it still retains much of its traditional features such as deep window sills, and an open fireplace in the lounge and study.

The accommodation within is set out over two floors and comprises of: Entrance Hall, Lounge, Study, Dining Room/Bedroom Three, Shower Room, Kitchen, Rear Porch, Sun Room on the ground floor with two double bedrooms and a bathroom located on the first floor. The property further benefits from double glazing and LPG central heating. Original, open fireplaces in the lounge and sitting room offer an alternative source of heating.

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 driveway. Stunning views are afforded from the rear of the property over Loch Sligachan towards the Isle of Raasay.

3 Sconser presents a fantastic opportunity to purchase a traditional cottage situated in a stunning location convenient for all the attractions the island has to offer.



**Entrance Hall (19' 6.65" Max x 12' 2.06" Max) or (5.96m Max x 3.71m Max)**

Enter via a two pane uPVC double glazed door. Access is provided to lounge, study, dining room, shower room and kitchen. Stairs lead to first floor. Large storage cupboard. Floor is carpeted on entry and tiled towards rear. Wallpaper and wood panelling to walls.

**Lounge (14' 0.5" x 10' 7.17" ) or (4.28m x 3.23m)**

Cosy, dual aspect room with original open fire place with brick hearth and surround. Laminate flooring. Wallpaper and wood panelling.

**Sitting room (10' 5.2" x 14' 2.08" ) or (3.18m x 4.32m)**

Sitting room with window to the front elevation boasting views to the garden. Original fireplace with tiled hearth. Laminate flooring. Wallpaper.

**Kitchen (11' 10.52" x 11' 10.13" ) or (3.62m x 3.61m)**

Dining kitchen with a range of wall and floor units. Windows to side and rear elevations affording stunning views over the loch. Tiled floor and wood panel to the ceiling. Stainless steel sink and drainer. Tiled at splash back. Painted. Storage cupboard. Access to rear porch.

**Shower Room (8' 6.76" Max x 6' 11.86" Max) or (2.61m Max x 2.13m Max)**

Shower room comprising white W.C, wash hand basin and shower cubicle with electric shower. Frosted window to rear. Tiled flooring. Painted wood panelling. Wet wall at shower and basin.

**Dining Room (11' 9.73" Max x 8' 8.72" Max) or (3.60m Max x 2.66m Max)**

Dining Room with window to rear elevation affording a view to the garden. Laminate flooring. Wallpapered. Offer potential to be a third bedroom.

**Rear Porch (5' 8.5" x 3' 4.94" ) or (1.74m x 1.04m)**

Rear porch off kitchen giving access to sun room. Tiled floor. Wood Panelling to walls. Painted.

**Sun Room (6' 9.89" x 11' 10.52" ) or (2.08m x 3.62m)**

Dual aspect Sun Room to side of property affording access to rear garden. Tiled flooring. Wooden panelling to walls and ceiling. Storage cupboard housing central heating boiler.

**Bedroom 1 (10' 2.83" x 11' 11.31" ) or (3.12m x 3.64m)**

Large double bedroom with window to front elevation. Coombed ceiling. Wallpapered. Carpeted.

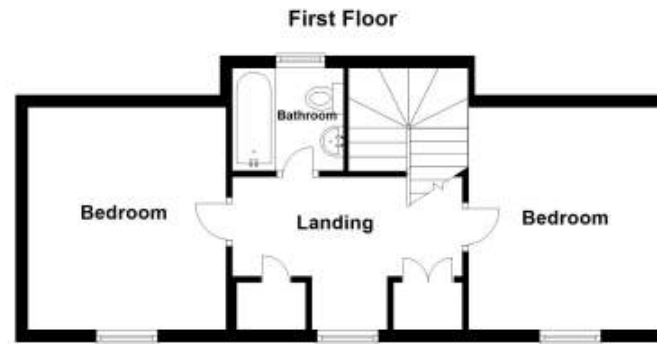
**Bedroom 2 (10' 0.87" x 12' 5.61" ) or (3.07m x 3.80m)**

Good sized double bedroom with window to front elevation. Laminate flooring. Painted in a neutral tone. Wallpapered .

**Bathroom (5' 11.65" x 5' 5.75" ) or (1.82m x 1.67m)**

Family bathroom comprising bath, W.C., and wash hand basin. Window to rear elevation. Tiled walls. Wooden flooring.





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



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>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		75
(55-68) <b>D</b>		66	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	40	
(21-38) <b>F</b>	23		(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.