



Dearg Mullach, 8 Earlish, Portree, Isle of Skye, IV51 9XL
Offers Over £250,000

ISLE OF SKYE
ESTATE AGENCY

Dearg Mullach, 8 Earlish, Portree, Isle of Skye, IV51 9XL

Dearg Mullach, 8 Earlish is a large detached 5 bedroom property set in an beautiful location taking in sweeping views of the surrounding countryside all within the short commuting distance of the villages of Uig and Portree.

- Detached Property
- Rural Location
- Off Road Parking
- Double Glazing
- Oil Central Heating
- Family Home
- B&B Potential

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band E

Property Description

Dearg Mullach, 8 Earlish is a spacious detached 5 bedroom property set in a peaceful location taking in sweeping views of the surrounding countryside all within a short commuting distance of the villages of Uig and Portree.

Dearg Mullach, 8 Earlish is a spacious property that boasts 2 large double bedrooms, 1 of which has en-suite facilities, a large family kitchen/diner, lounge, conservatory, family bathroom & sun room on the ground floor. Upstairs there are two further double bedrooms and a smaller single room. The property is in good decorative order throughout, although a degree of modernisation is required. The property further benefits from oil central heating, UPVC double glazing and ample built in storage throughout. The en-suite bedroom is located off the entrance hall and offers the potential for a ready made B&B / self catering option.

The property is surrounded by generous private garden grounds with the tarmac driveway providing parking for several cars. The garden is fully enclosed with the front and side laid mainly to lawn with well established shrubs and trees. To the rear there is a garden shed and a large stone byre which offers potential for conversion, subject to the necessary planning consents.

Dearg Mullach, 8 Earlish will make a beautiful family home set in a peaceful location with stunning views over the surrounding countryside, or could easily be used as a B&B establishment. Set a short distance from Uig village, Portree and the spectacular natural surroundings of North Skye and the Trotternish peninsula.



Hallway (11' 0.68" x 4' 2") or (3.37m x 1.27m)

Entrance hallway with frosted, 2 pane UPVC door. Tiled floor. Wallpapered. Wood panelling to dado height. Access to ensuite bedroom. Large storage cupboard with plumbing and electric in place for washing machine or conversion to cloakroom. Access to kitchen/diner. Loft hatch.

Bedroom 1 (14' 3.26" x 11' 9.73") or (4.35m x 3.60m)

Large double bedroom with window to front elevation. Carpeted. Painted. Loft hatch. Smoke alarm. Access to ensuite shower room.

En-suite shower room (6' 5.95" x 5' 3.78") or (1.98m x 1.62m)

Modern shower room with W.C., pedestal wash hand basin and quadrant shower. Wet wall at shower. Vinyl flooring. Painted. Extractor fan. Heated towel rail. Access to large cupboard which houses the boiler and hot water cylinder.

Kitchen/Diner (14' 7.2" x 10' 11.1") or (4.45m x 3.33m)

Generously sized, dual aspect kitchen/diner with a good range of wall and floor units with contrasting worktop. Integrated oven and hob with extractor hood. Free standing fridge and dishwasher. Vinyl flooring. Tiled at back splash. Large pantry cupboard. Access to lounge and conservatory.

Conservatory (19' 1.53" x 10' 4.02") or (5.83m x 3.15m)

Conservatory at the rear of the property with doors giving access to the garden. Accessed from the kitchen. Tiled floor. Painted.

Living Room (13' 8.57" x 13' 3.45") or (4.18m x 4.05m)

Spacious living room with window to side elevation and access to sunroom. Feature open fireplace with tiled hearth and surround. Carpeted. Wallpapered. Access to inner hall.

Sun Room (12' 8.36" x 6' 11.07") or (3.87m x 2.11m)

Sunroom at front of property with views into the garden. UPVC external door. Laminate flooring. Painted. Clear patio door into living room.

Bedroom 2 (14' 9.95" x 10' 9.53") or (4.52m x 3.29m)

Double bedroom with window to front elevation. Carpeted. Wallpapered.

Bathroom (9' 1.45" x 8' 2.03") or (2.78m x 2.49m)

Family bathroom comprising W.C., pedestal wash hand basin, bath and separate shower cubicle. Frosted window to front front elevation. Part tiled walls and painted. Laminate flooring.

Bedroom 3 (13' 4.63" x 12' 0.88") or (4.08m x 3.68m)

Double bedroom with window to front elevation boasting views over the surrounding countryside. Carpeted. Painted. Built in storage.

Bedroom 4 (10' 10.71" x 13' 1.09") or (3.32m x 3.99m)

Large double bedroom with window to front elevation affording views over the surrounding countryside. Carpeted. Wallpapered. Coombed ceiling.

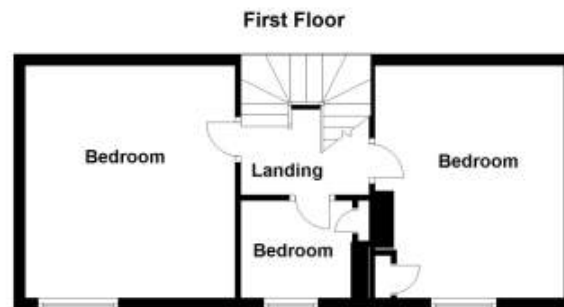
Bedroom 5 (7' 4.58" x 5' 7.32") or (2.25m x 1.71m)

Single bedroom with window to front with views over the surrounding countryside. Carpeted. Wallpapered.

Garden

The property is set within generous, private garden grounds with a tarmac driveway providing parking for several cars. The garden is fully enclosed with the front laid mainly to grass with mature planting of shrubs and trees. The rear garden is also laid to grass and hosts a storage shed and a large stone byre.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		73	(69-80) C		
(55-68) D			(55-68) D		61
(39-54) E	43		(39-54) E	42	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.