



Galleon Cottage, 3, Peinmore, Skeabost Bridge, Isle of Skye, IV51 9PG
Offers Over £115,000

ISLE OF SKYE
ESTATE AGENCY

Galleon Cottage, 3, Peinmore, Skeabost Bridge, Portree, Isle of Skye, IV51 9PG

The Cottage at 3 Peinmore is a detached, traditional property set in private garden grounds extending 0.2 acres, or thereby (to be confirmed by title deed) and boasts views over the surrounding countryside.

- Detached Cottage
- Rural Location
- Private Garden

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band C

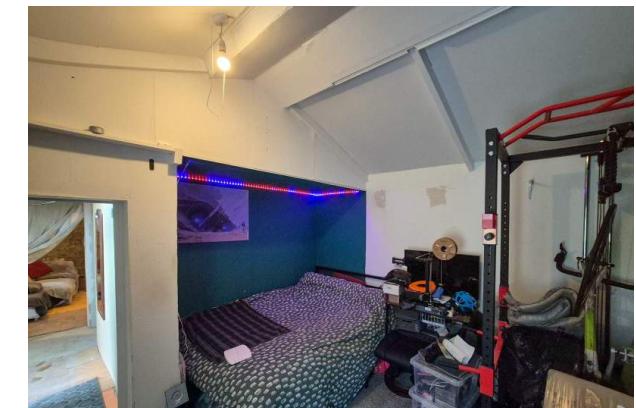
Property Description

Galleon Cottage at 3 Peinmore is a detached, traditional property located in a peaceful setting boasting widespread views over the surrounding countryside. The property is set in private garden grounds extending to 0.2 acres, or thereby (to be confirmed by title deed). The property would benefit from a degree of renovation and modernisation works however still retains much of its character and charm with original features.

The accommodation is all on one level and comprises an entrance hall, living room, kitchen, utility room, shower room, an office space and two double bedrooms. The property further benefits from double glazing, a wood burning stove in the living room and electric under floor heating in the shower room. There are also electric storage radiators.

Externally, the property sits in approximately 0.2 acres of garden grounds (to be confirmed by title deed) which are mainly laid to grass. Access is from the main township road and ample space is provided for parking. Beautiful views are afforded over the surrounding countryside towards the Cuillins, Ben Tianavaig and The Storr.

Galleon Cottage, 3 Peinmore is a charming and characterful property and would make a lovely home or holiday retreat in a tranquil setting.



Entrance Hall (11' 7.76" x 4' 0.82") or (3.55m x 1.24m)

UPVC main door leads to the entrance hall. Access provided to living room, kitchen and a double bedroom. Vinyl flooring. Painted.

Living Room (12' 4.42" x 11' 10.52") or (3.77m x 3.62m)

Cosy lounge with window to front. Feature exposed stone wall with inset wood burning stove. Timber flooring. Painted.

Kitchen (8' 7.54" x 5' 10.87") or (2.63m x 1.80m)

Kitchen featuring open shelving and storage with corner sink unit. Space for free standing appliances. Extractor hood. Window to rear. Tiled back splash. Set between the original and extended part of the house.

Shower Room (8' 4.39" x 4' 9.09") or (2.55m x 1.45m)

Shower room comprising corner shower unit, W.C. and vanity wash hand basin. Electric under floor heating. Tiled floor. Window to rear.

Utility Room (10' 0.08" Max x 7' 10.09") or (3.05m Max x 2.39m)

Spacious utility area with window to rear. Plumbing for washing machine. Concrete floor. Open storage shelving.

Bedroom 1 (11' 1.86" x 12' 2.85") or (3.40m x 3.73m)

Generously sized double bedroom with window to front giving a view to the garden and over the surrounding countryside. Carpeted. Painted.

Bedroom 2 (19' 2.31" x 6' 8.31") or (5.85m x 2.04m)

Double bedroom with large window to side overlooking the surrounding croft land. Carpeted. Painted. Electric storage heater.

Office (6' 0.83" x 6' 10.68") or (1.85m x 2.10m)

Office space accessed from bedroom 2. Window to side with view over surrounding countryside.

Garden

The property sits in approximately 0.2 acres of garden grounds (to be confirmed by title deed) which are mainly laid to grass. Access is from the main township road and ample space is provided for parking.



Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	82	
(1-20)	G	37	
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	89	
(1-20)	G	74	
Not environmentally friendly - higher CO ₂ emissions			
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.