



Rose Cottage, 2 Eabost, Struan, Isle Of Skye, IV56 8FE  
Offers Over £220,000



# Rose Cottage, 2 Eabost, Struan, Isle Of Skye, IV56 8FE

Rose Cottage is an immaculately presented detached two bedroom bungalow located in the picturesque township of Eabost affording views over Loch Bracadale and the Cuillins.

- Detached Modern Bungalow
- Two Bedrooms
- Electric Central Heating
- UPVC Double Glazing
- Private Garden Grounds
- Views of the Cuillins

## Services

Mains Electric, Mains Water. Drainage by way of septic tank.

## Tenure

Freehold

## Council tax

Band D

## Property Description

Rose Cottage is a modern detached bungalow set in an elevated position boasting widespread views over Loch Bracadale and the Cuillin mountains, conveniently located within 13 miles of Portree. The property has been well maintained by the current owners and is presented in walk in condition.

Internally the accommodation comprises of a welcoming entrance porch, hallway, kitchen diner, utility room, lounge, shower room and two bedrooms. The property further benefits from UPVC double glazing, electric central heating, wood burning stove in the lounge and generous garden grounds.

Externally the subjects are set within fully enclosed garden grounds with ample parking provided to the side of the property. The garden grounds are mainly laid to lawn with established shrubs and bushes bordering.

Rose Cottage would make a beautiful home and must be viewed to appreciate the views and accommodation on offer.



**Porch (5' 11.26" x 4' 3.97" ) or (1.81m x 1.32m)**

Bright, welcoming entrance porch with window to the front elevation. UPVC, half-glazed door. Built-in storage cupboard housing the consumer unit. Access to hallway. Carpeted. Painted in neutral tones.

**Hallway (7' 8.91" Max x 9' 3.42" Max) or (2.36m Max x 2.83m Max)**

L-Shaped hallway providing access to kitchen diner, two bedrooms and shower room. Built-in storage cupboard housing the hot water tank. Loft access hatch. Carpeted. Painted in neutral tones.

**Kitchen/Diner (16' 7.61" Max x 12' 5.61" Max) or (5.07m Max x 3.80m Max)**

Kitchen diner fitted with a good range of wall and base units with contrasting worktop over. Dual aspect room with windows to the rear and front elevations. Stainless steel sink and drainer. Tile splashback. Cannon range cooker with electric oven, 5 ring gas hob and extractor hood over. Ample space for dining table and chairs. Vinyl flooring. Painted in neutral tones. Access to utility room.

**Utility Room (10' 8.74" x 6' 3.59" ) or (3.27m x 1.92m)**

Triple aspect utility room with windows to the rear and side elevations. Half glazed UPVC door to side elevation. Space for white goods. Vinyl flooring. Painted in neutral tones.

**Lounge (13' 8.57" Max x 13' 1.87" Max) or (4.18m Max x 4.01m Max)**

Spacious dual aspect lounge with windows to the front and rear elevations affording sea views over loch Bracadale and the Cuillins. Brick fireplace housing wood burning stove with brick hearth and wooden mantle. Carpeted. Painted in neutral tones. Vaulted ceiling.

**Bedroom 1 (16' 8" Max x 12' 4.82" Max) or (5.08m Max x 3.78m Max)**

Spacious double bedroom with window to the front elevation boasting views over Loch Bracadale and the Cuillins. Carpeted. Painted in neutral tones.

**Bedroom 2 (10' 7.95" x 7' 0.25" ) or (3.25m x 2.14m)**

Single bedroom with window to the rear elevation. Carpeted. Painted in neutral tones.

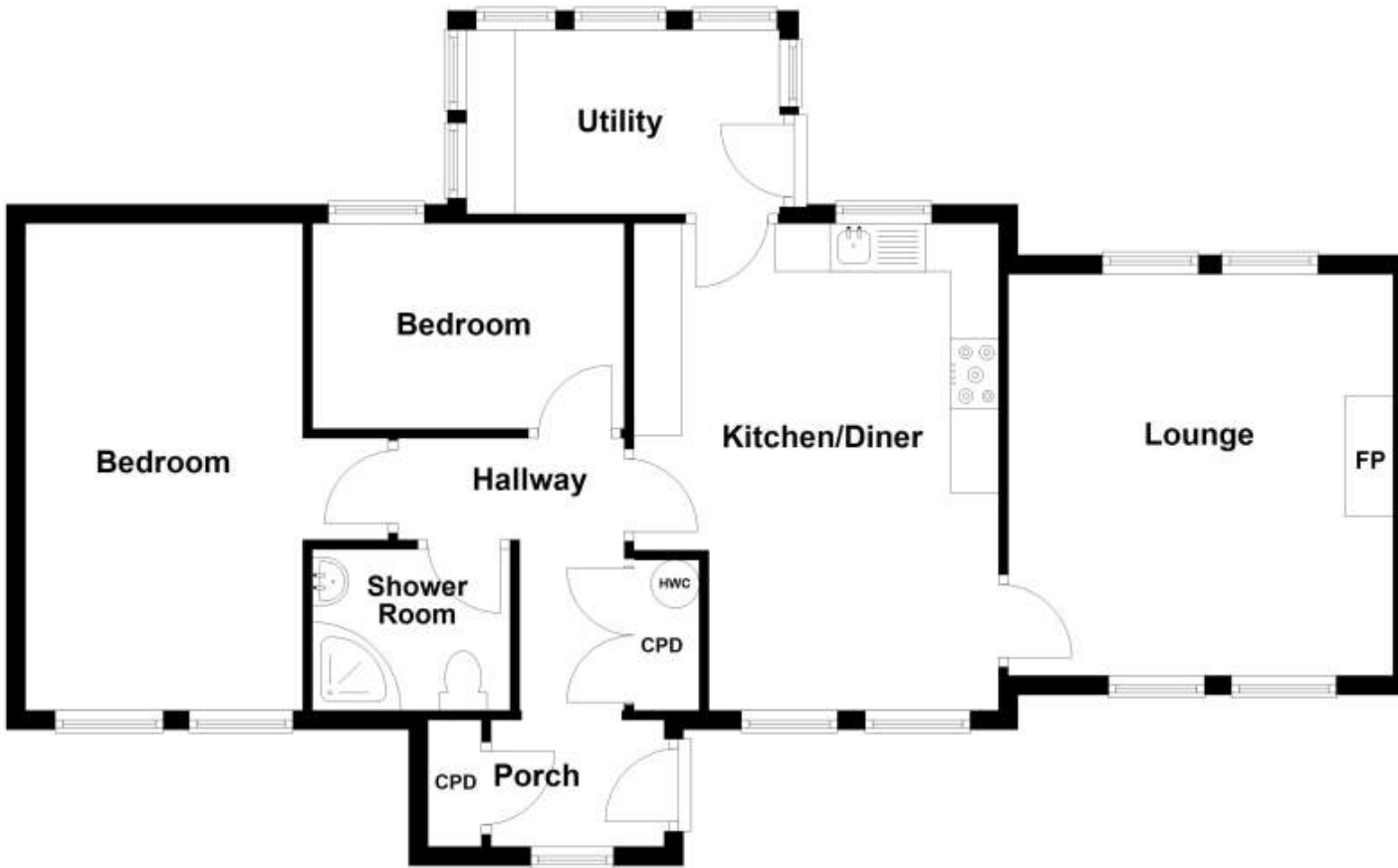
**Shower Room (6' 9.1" x 5' 6.14" ) or (2.06m x 1.68m)**

Modern shower room comprising W.C, wash hand basin and corner shower cubical with mains shower. Chrome heated towel rail. Wet wall to shower enclosure. Extractor fan. Vinyl flooring. Painted in neutral tones.





## Ground Floor



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>		98	(92+) <b>A</b>		93
(81-91) <b>B</b>			(81-91) <b>B</b>	87	
(69-80) <b>C</b>	74		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(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.