



7 Garafad, Staffin, Portree, Isle of Skye, IV51 9JT
Offers Over £230,000

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7 Garafad, Staffin is traditional, extended, detached, four-bedroom property located in the quiet township of Garafad, Staffin. Sitting in private garden grounds extending to approximately 0.2 acres, or thereby (to be confirmed by title deed) the property boasts stunning views towards the Trotternish Ridge and the Quiraing.

- Detached Property
- Rural Location
- Private Garden Grounds
- Stunning Views
- Oil Central Heating
- Double Glazing

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band E

Property Description

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Garafad is a crofting settlement forming part of the larger Staffin area and is a close-knit community approximately 15 miles north east of Portree, the island's principal town. The area is peaceful and boasts some of Skye's best scenery and attractions such as the Trotternish Ridge, Quiraing and Kilt Rock (Creag an Fheilidh in Gaelic). The Old Man of Storr is also close by.

The property within comprises an entrance porch, lounge, kitchen, double bedroom, bathroom and utility room on the ground floor. Upstairs are a further 3 double bedrooms and a shower room. The property further benefits from double glazing, oil-fired central heating, an open fire place in the lounge and plentiful storage throughout.

Externally, the property sits in private garden grounds which are mainly laid to grass with mature shrubs and bushes. A hedge provides privacy from the township road. To the side of the property is a timber shed providing storage and the driveway provides ample space for parking several vehicles.

The property requires a degree of modernisation but will make a lovely family home in a highly desirable location.



Entrance Porch (5' 6.14" x 4' 9.09") or (1.68m x 1.45m)

Bright entrance porch with windows to front and side with view to garden and the Trotternish Ridge. UPVC front door. Carpeted. Painted. Consumer unit. Access to lounge.

Lounge (18' 11.95" x 12' 9.94") or (5.79m x 3.91m)

Spacious lounge area with window to front boasting a view over the garden to the Trotternish Ridge. Frosted door provides access from the porch. Open fire place with tiled hearth. Laminate flooring. Painted. Access to double bedroom and to inner hall. Stairs lead to the first floor.

Bedroom 1 (9' 11.29" x 12' 9.94") or (3.03m x 3.91m)

Double bedroom with window to front offering a view to the garden. Carpeted. Painted.

Bathroom (11' 8.94" x 5' 9.29") or (3.58m x 1.76m)

Modern family bathroom comprising W.C., pedestal wash hand basin and bath with shower over. Respatex (wet wall) to walls. Vinyl flooring. Chrome heated towel rail. Frosted window to side.

Utility Room (15' 0.31" x 5' 4.96") or (4.58m x 1.65m)

Large utility room with windows to side and rear. Central heating boiler. Mega Flo hot water cylinder. Space for white goods. Vinyl flooring. Painted.

Kitchen/Diner (11' 9.73" x 11' 5.4") or (3.60m x 3.49m)

Kitchen/diner comprising a good selection of floor and wall units with contrasting worktop over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. Laminate flooring. Painted. V-lining on ceiling. Window to side. UPVC door to garden.

Landing (13' 5.02" x 2' 9.07") or (4.09m x 0.84m)

Stairs lead from the lounge to the upper floor landing. Access provided to three bedrooms and a shower room. Large storage cupboard with access into the eaves. Carpeted. Painted.

Bedroom 2 (12' 0.88" x 9' 7.35") or (3.68m x 2.93m)

Dual aspect double bedroom with window to side and 2 Velux windows to the rear. Carpeted. Painted. Coombed ceiling.

Shower Room (8' 7.15" x 5' 9.68") or (2.62m x 1.77m)

Bright, clean shower room comprising W.C., vanity wash hand basin and large walk-in shower cubicle with mains shower. Chrome, heated towel rail. Respatex (wet wall) to walls. Vinyl flooring. Frosted window to side.

Bedroom 3 (14' 0.5" Max x 12' 7.57") or (4.28m Max x 3.85m)

Spacious double bedroom with window to front affording beautiful views of the Trotternish Ridge. Built in storage. Coombed ceiling.

Bedroom 4 (14' 10.74" x 9' 8.54") or (4.54m x 2.96m)

Double bedroom with window to front affording views towards the Trotternish Ridge. Carpeted. Painted. Coombed ceiling. Built in storage.

Garden

The garden grounds are mainly laid to grass with mature shrubs and bushes. The gravel driveway has space to park several cars. A timber shed provides storage. A hedge provides privacy from the township road. Beautiful views are afforded from the paved/patio area at the front of the house towards the sea, Quiraing and the Trotternish Ridge.



Ground Floor



First Floor



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			(69-80) C		
(55-68) D			(55-68) D		56
(39-54) E	42		(39-54) E	41	
(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.