



Puffin Cottage, Half of 7 Lower Milovaig, Isle Of Skye, IV55 8WR  
Offers Over £240,000

# Puffin Cottage, Half of 7 Lower Milovaig, Isle Of Skye, IV55 8WR

Puffin Cottage is an immaculate architect designed two bedroom detached property located in the picturesque township of Milovaig. Occupying an elevated position from where uninterrupted views across Loch Pooltiel and the Little Minch to the Isle of Harris are afforded.

- Architect Designed Bungalow
- Two Bedrooms
- Detached Garage
- Under Floor Heating
- Stunning Sea Views
- Generous Garden Grounds

## Services

Mains Electricity, Mains Water, Drainage to Septic Tank

## Tenure

Freehold

## Council tax

Band C

## Property Description

Puffin Cottage is an immaculate architect designed two bedroom detached property located in the picturesque township of Milovaig. Occupying an elevated position from where uninterrupted views across Loch Pooltiel and the Little Minch to the Isle of Harris are afforded.

Built in 2006 to a Skye Homes design, Puffin Cottage marries the look of a traditional build yet is built to a high modern standard boasting contemporary open plan living. Puffin Cottage is presented in walk-in condition with high quality fittings and fixtures and finished with light and contemporary decor. In addition the property further benefits from under floor electric heating throughout, UPVC double glazing, generous garden grounds and a detached garage prime for conversion into additional accommodation.

The bright and airy accommodation within comprises of; entrance porch, open plan kitchen diner, lounge, bathroom and two double bedrooms (one en-suite).

Externally the subjects are set within neat and well maintained garden grounds. The gardens are established and well stocked with shrubs, lawn and patio area to the rear. The detached garage offers the potential for conversion into additional accommodation with services already on site. The land to the rear offers further development opportunities with planning being previously granted for a self contained annex.

Puffin Cottage presents a unique opportunity to purchase an impressive home with the potential for further development in a stunning setting.

## Location:

Lower Milovaig is a small township located in the Duirinish peninsula on the north west of the Island; home to the world famous 'Three Chimneys Restaurant'. The area is popular with those wishing to enjoy the outdoors with a good range of places to



**Entrance Porch (5' 10.08" x 4' 9.87" ) or (1.78m x 1.47m)**

Bright, welcoming entrance porch with UPVC double glazed door to front. Tiled floor. Painted. Two pane timber door to to open plan kitchen dining area.

**Kitchen/Diner (17' 8.2" x 16' 11.94" ) or (5.39m x 5.18m)**

Beautifully appointed open plan kitchen dining area with window to front elevation boasting a stunning view towards Loch Pooltiel towards the Western Isles. The kitchen comprises a good range of floor and wall units with integrated fridge freezer, washing machine, oven, hob and extractor hood. Window to rear with view to garden. Tiled back splash with contrasting worktop. Tiled floor. Painted in a modern neutral tone.

**Lounge (13' 8.96" x 12' 2.46" ) or (4.19m x 3.72m)**

Cosy lounge which is open to the kitchen/dining area. Tiled floor. Painted in a neutral tone. Windows to front and side allowing for plenty of natural light to flood the room. Inset woodburning stove with beautiful stone surround, slate hearth and wooden mantel.

**Hallway (7' 10.09" x 3' 6.13" ) or (2.39m x 1.07m)**

Hallway off the entrance providing access to two bedrooms, shower room and two storage cupboards. One cupboard houses the consumer unit and the other has space for a tumble dryer. Tiled flooring. Loft hatch.

**Master Bedroom (21' 9.42" x 10' 7.17" ) or (6.64m x 3.23m)**

Spacious bedroom with two built in wardrobes and windows to the side providing a view to the beautiful courtyard-style garden. Shelved storage cupboard. Tiled flooring. Decorated in neutral tones. Access to ensuite shower room.

**Master En-suite (8' 2.82" x 3' 1.8" ) or (2.51m x 0.96m)**

Ensuite wet room comprising W.C., wash hand basin and mains powered shower. Tiled walls and flooring. Chrome, heated towel rail. Extractor fan. Downlights.

**Bedroom 2 (11' 5.01" x 9' 1.45" ) or (3.48m x 2.78m)**

Double bedroom with window to front boasting views towards Loch Pooltiel. Tiled floor. Painted. Built in double wardrobe. Currently used as a home office.

**Bathroom (9' 0.66" x 6' 7.53" ) or (2.76m x 2.02m)**

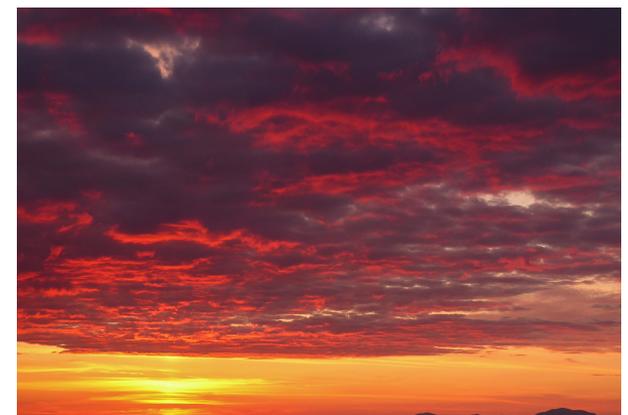
Generously proportioned shower room comprising walk-in shower cubicle with mains powered shower, W,C. and wash hand basin. Tiled walls and flooring. Frosted window to side. Chrome, heated towel rail. Extractor fan. Downlights.

**Garage (21' 4.3" x 14' 9.56" ) or (6.51m x 4.51m)**

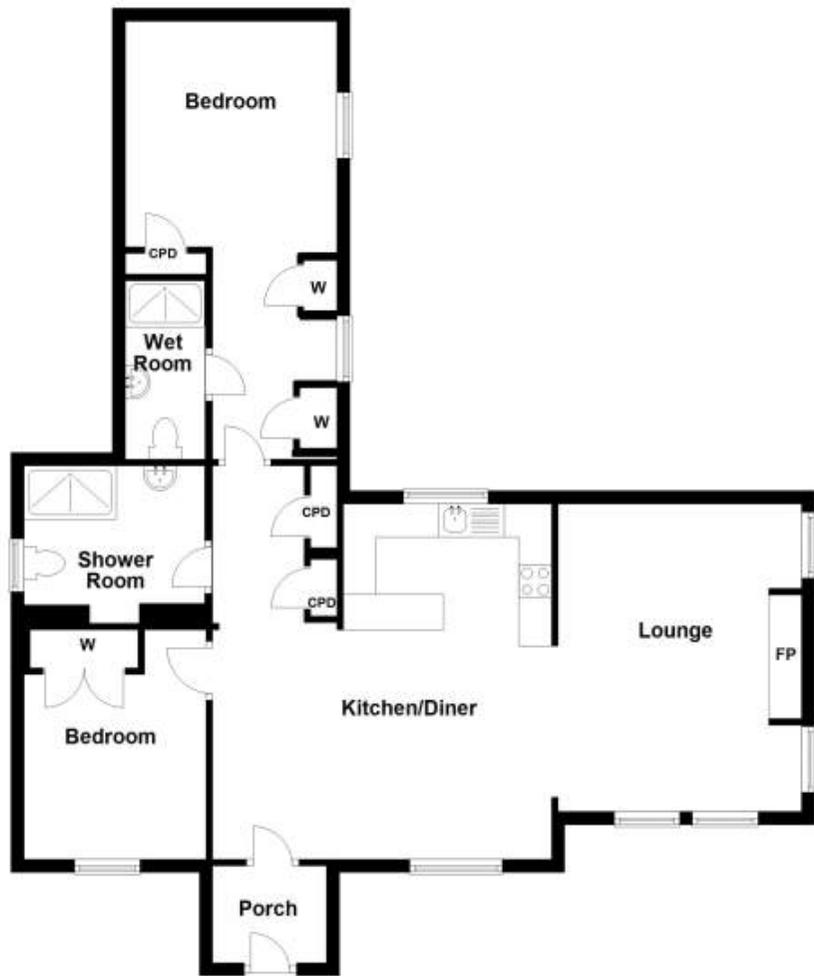
Detached garage sitting to the side of the property offering development potential, subject to obtaining the correct planning approval, with services already on site. Up-and-over door to the front and a pedestrian door to the side.

**Garden**

Puffin Cottage sits in neat, well maintained, garden grounds with a courtyard-style patio area to the rear. The land beyond the garden offer the potential for further development with planning granted previously for a self contained annex. The land on the other side of the township road is where the septic tank is located.



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>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	85	86
(69-80) <b>C</b>	70	75	(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		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> 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.