



Rowanbank, 2 Dunanellerich, Harlosh, Isle of Skye, IV55 8ZG
Offers Over £200,000

Rowanbank, 2 Dunanellerich, Harlosh, Dunvegan, Isle of Skye, IV55 8ZG

Rowanbank is a detached three bungalow located in the tranquil township of Dunanellerich, Harlosh boasting views over the surrounding croft land across to Loch Vatten.

- Detached Bungalow
- Three Bedrooms
- Electric Central Heating & Double Glazing
- Private Garden Grounds
- Sea Views
- Off Street Parking

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

Rowanbank is a detached three bedroom bungalow located in Harlosh, a short distance from the village of Dunvegan and all the amenities on offer. The property requires a degree of modernisation however offers potential purchasers the opportunity to add their own stamp to the property.

The accommodation within comprises of; entrance vestibule, hallway, lounge, dining room, kitchen, utility room, bathroom and three bedrooms, one of which has an en suite shower room. The property further benefits from double glazing, electric central heating and ample built-in storage.

Externally the property is set within generous garden grounds which are mainly laid to lawn with established trees, shrubs and bushes. Parking is available to the front and side of the property on the driveway. The gardens also host two sheds and a greenhouse.

Rowanbank will make a lovely family home in a peaceful setting and must be viewed to appreciate the accommodation on offer.



Entrance Vestibule (4' 11.45" x 4' 3.57") or (1.51m x 1.31m)

Entrance vestibule with fully glazed UPVC door and side panel to front elevation. Wood flooring. V-lined walls. Access to hall via frosted glass door and side panel.

Hallway (26' 11.23" x 4' 5.54") or (8.21m x 1.36m)

Hallway granting access to the lounge, kitchen, three bedrooms and bathroom. Two built-in storage cupboards. Loft access hatch. Carpeted. Painted.

Lounge (15' 1.5" x 14' 11.13") or (4.61m x 4.55m)

Lounge with window to the front elevation boasting sea views. Carpeted. Painted. Opening to dining room.

Dining Room (12' 5.61" x 8' 10.3") or (3.80m x 2.70m)

Dining room with window to the side elevation. Painted. Carpeted. Door to kitchen. Opening to lounge.

Kitchen (14' 9.95" Max x 9' 4.99" Max) or (4.52m Max x 2.87m Max)

Kitchen with a range of wall and floor units with worktop over. Electric over and 4-ring gas hob. One and a half bowl stainless steel sink and drainer. Window to side elevation. Vinyl flooring. Painted. Access to utility.

Utility Room (7' 9.31" x 5' 1.81") or (2.37m x 1.57m)

Utility room with window to the rear elevation. Worktop with space for white goods. Built-in storage cupboard housing the consumer unit. UPVC door to side elevation. Partially tiled/painted. Vinyl flooring.

Master Bedroom (11' 7.37" x 11' 7.76") or (3.54m x 3.55m)

Spacious master bedroom with window to the front elevation boasting sea views. Built-in wardrobes. Carpeted. Painted. Door to en-suite.

En-suite shower room (9' 1.84" Max x 5' 2.6" Max) or (2.79m Max x 1.59m Max)

Comprising cubicle with electric shower, W.C. and wash hand basin. Frosted window to side elevation. Wet wall. Vinyl flooring.

Bedroom 2 (13' 10.54" Max x 11' 6.98" Max) or (4.23m Max x 3.53m Max)

Good sized double bedroom with window to the rear elevation. Built-in wardrobes. Carpeted. Painted. Loft access hatch.

Bedroom 3 (10' 4.8" x 8' 3.61") or (3.17m x 2.53m)

Single bedroom with window to the rear elevation. Built-in wardrobe. Carpeted. Painted.

Bathroom (11' 6.58" Max x 7' 3.8" Max) or (3.52m Max x 2.23m Max)

Bathroom comprising of bath with electric shower over, W.C and wash hand basin. Frosted window to side elevation. Chrome heated towel rail. Tiled walls. Vinyl flooring.



Ground 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		97
(81-91) B		89	(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	50		(39-54) E		
(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.