







Taigh Eoghainn, 1/2 of 5 Calgary, Isle Of Skye, IV45 8RU

Offers Over £165,000

ISLE OF SKYE

ESTATE AGENCY

Taigh Eoghainn, 1/2 of 5 Calgary, Ardvasar, Isle Of Skye, Highland, IV45 8RU

Set in an elevated position Taigh Eoghainn is a traditional, detached property located in the peaceful township of Calgary, Ardvasar affording beautiful views across the sea towards Mallaig and the white sands of Morar. The property is set within generous garden grounds extending to approximately 0.5 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 original character.

- Detached Property
- Two Bedrooms
- Substantial Garden Grounds
- Double Glazing
- Stunning Views & Location
- Wood Burning Stove
- Ample off road parking

Services

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

Tenure

Freehold

Council tax

Band C

Property Description

Taigh Eoghainn is a two bedroom detached property set in a breathtaking position in the peaceful crofting Township of Calgary, boasting stunning panoramic views over the land and sea towards Mallaig and the white sands of Morar . Calgary is a small and peaceful hamlet on Skye's scenic Sleat peninsula, renowned for it's natural beauty, mild climate and excellent access to local amenities and mainland ferry links.

The accommodation within comprises of: conservatory, hallway, lounge, kitchen/diner and bathroom on the ground floor. On the first floor there is a landing and two bedrooms. The property further benefits from double glazing, a woodburning stove and ample built-in storage throughout.

Externally, the property is set within generous mature gardens that have been lovingly established over many years, featuring a varied and attractive collection of shrubs and bushes that provide colour interest and privacy throughout the seasons. Within the garden grounds there is a summer house, the rear section of which is utilised for storage purposes together with a 3 berth static caravan offering potential for additional accommodation, guest use, home-working space or holiday let opportunities, subject to the necessary consents.

The site may also offer further development potential as the property previously benefitted from Planning Permission for the construction of an additional dwelling within the grounds, although this has now lapsed. Interested parties are advised to make their own enquiries with the Local Planning Authority regarding any future development possibilities.

Taigh Eoghainn would make a beautiful home set in an utterly stunning position. This property is truly all about its tranquil location and of course the breathtaking views which must be viewed to fully appreciate the setting on offer.







Conservatory (12' 2.46" x 5' 1.02") or (3.72m x 1.55m)
Conservatory with beautiful views. Single glazed UPVC windows and door. Wooden floorboards, painted walls. Double doors with frosted glass panels lead to hallway.

Kitchen/Diner (12' 2.46" x 9' 2.24") or (3.72m x 2.80m)
Kitchen diner with deep windowsill and front facing window. Wall and base units, stainless steel sink and space for white goods. Open fire no longer in use. Exterior wall pointed natural stone. Remainder of walls painted with tiled splashback. Tiled floor.

Bathroom (7' 5.76" x 5' 11.65") or (2.28m x 1.82m)
Shower cubicle with sliding glass doors and electric shower. Pedestal sink and toilet. Frosted glass rear facing window. Walls painted and tiled. Floor partially tiled.

Hallway (7' 6.94" x 5' 10.47") or (2.31m x 1.79m)
Painted wood v lined walls and concrete floor. Stairs to the front hall. Consumer unit above kitchen door.

Lounge (12' 3.64" x 10' 7.56") or (3.75m x 3.24m)
Multi fuel stove with tiled hearth. Exterior wall pointed natural stone. Remainder of walls painted wood v lining. Floor carpeted. Front facing window.

Landing (9' 6.96" x 9' 4.99") or (2.92m x 2.87m)
Carpeted landing with painted walls and rear facing window. Two storage cupboards.

Bedroom 1 (12' 8.36" x 6' 11.46") or (3.87m x 2.12m)
Bedroom with front facing velux window. Carpeted floor and painted walls.

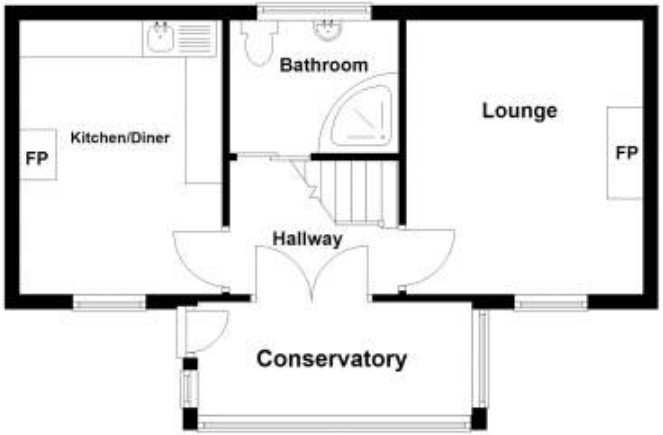
Bedroom 2 (12' 8.76" x 9' 11.29") or (3.88m x 3.03m)
Bedroom with front facing velux window. Carpeted floor and painted walls.



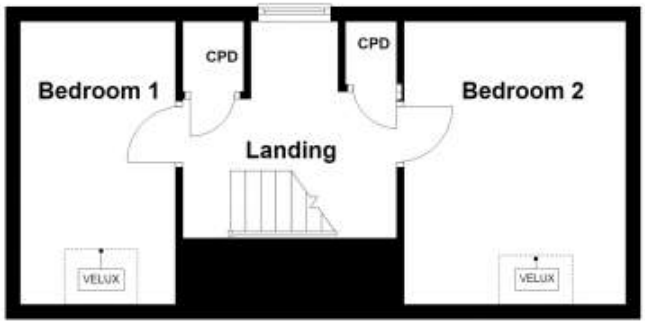




Ground Floor

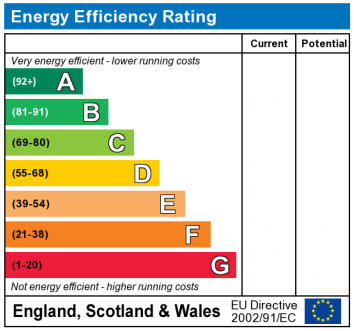


First Floor









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.

ISLE OF SKYE ESTATE AGENCY

Tel: 01478 612683
Ferguson House, Bridge Road, Portree, Isle Of Skye. IV51 9ER
sales@iosea.co.uk

It is important that if you retain an interest in the acquisition of this property you arrange for your interest to be formally noted to this Agency, otherwise a sale may be concluded on a closing date set without you having been advised.

Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Neither shall these details be deemed to form any part of any contract by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.