



Cruachan, 6 Glasphein, Staffin, Portree, Isle of Skye, IV51 9JZ
Offers In Region Of £255,000

ISLE OF SKYE
ESTATE AGENCY

6 Glasphein, Staffin, Portree, Isle of Skye, IV51 9JZ

Cruachan is a modern detached three bedroom bungalow set in an elevated position with stunning views overlooking Staffin Bay to Gairloch and the Torridon Mountains.

- Detached Bungalow
- Three Bedrooms
- LPG Gas Central Heating
- Sea Views
- Private Garden Grounds

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

*** NOW £20,000 UNDER HOME REPORT VALUE

Cruachan is a modern detached three bedroom bungalow set in an elevated position with stunning views overlooking Staffin Bay to Gairloch and the Torridon Mountains.

The property would appeal to a range of buyers and would make a lovely family home. It boasts a large lounge, a spacious kitchen/dining room and three bedrooms, one of which is en-suite.

Cruachan sits in a well established and well maintained garden. It is laid mainly to a variety of shrubs and bushes. The garden grounds extend to 0.22 acre or thereby (to be confirmed by Title Deed). Off street parking is available on the driveway to the side and front of the property. Located within the garden grounds is a detached stone shed/workspace with electricity connected.

Glasphein is located in the vicinity of the Quraing Ridge in the Trotternish area of Skye. This area is famous for its stunning landscapes and is a popular destination for walkers and wildlife enthusiasts. The township of Staffin hosts many facilities; restaurants, shops, a petrol station, a Gaelic medium primary school. Local businesses include Staffin Bay Stores, The Hungry Gull restaurant, Columba 1400, Staffin Bay Sauna and cafe are all just a short walk away.



Entrance Porch (7' 8.13" x 5' 10.87") or (2.34m x 1.80m)

Accessed via a half glazed UPVC door to the side with glazed side panel. Window to the front. Ceramic tile floor. Radiator. Glazed door and side panel to the hallway.

Hallway (25' 8.66" Max x 13' 5.81" Max) or (7.84m Max x 4.11m Max)

An L-shaped hallway affording access to all rooms. Three built in storage cupboards. Laminate flooring. Two radiators. Loft access.

Lounge (17' 4.66" x 15' 5.83") or (5.30m x 4.72m)

A light and bright room with large picture window to the front with a view over Staffin Bay and Staffin Island towards the mainland beyond. Further window to the side. Log burning stove. Radiator. Fitted carpet.

Kitchen/ Dining Room (18' 5.26" Max x 15' 8.19" Max) or (5.62m Max x 4.78m Max)

A spacious kitchen/dining room with two windows to the rear and further window to the side. Fitted with a good range of base and wall units. Integral gas hob with extractor over. Eye level double oven. Composite sink and drainer. Ample space for a large dining table. Built in storage cupboard/pantry. Radiator. Laminate flooring.

Utility Room (9' 8.14" x 4' 10.27") or (2.95m x 1.48m)

Half glazed UPVC door and window to the rear. Fitted with a number of base and wall units. Stainless steel sink and drainer. Plumbing for washing machine. Wall mounted LPG central heating boiler. Vinyl flooring.

Bedroom 1 (16' 3.28" x 9' 9.32") or (4.96m x 2.98m)

A large double room with window to the front. Built in double wardrobe with sliding mirror doors. Fitted carpet. Radiator. Door to en-suite shower room.

En Suite (9' 9.32" Max x 5' 9.29" Max) or (2.98m Max x 1.76m Max)

Fitted with a three piece suite comprising wash hand basin, WC and large walk in shower. Wet wall panelling to the shower area. Laminate flooring. Ladder radiator. Window to the front.

Bedroom 2 (9' 8.14" x 9' 3.02") or (2.95m x 2.82m)

A double room with window to the rear. Built in double wardrobe. Radiator. Fitted carpet.

Bedroom 3 (9' 8.14" x 7' 5.76") or (2.95m x 2.28m)

Window to the rear. Built in double wardrobe. Radiator. Fitted carpet.

Bathroom (9' 8.14" x 5' 10.08") or (2.95m x 1.78m)

Fitted with a three piece suite comprising wash hand basin, WC and spa bath with shower over. Partial wet wall panelling to walls. Laminate flooring. Ladder radiator. Built in storage cupboard with sliding doors. Laminate flooring.

Garden

The property sits in a garden ground extending to 0.22 acre or thereby (to be confirmed by title deed). Accessed via a driveway from the township road with parking to the front. The mature garden has a number of well established trees bushes and shrubs with a lawned area to the side, front and rear. There is a small patio area to the side. There are also two storage sheds.



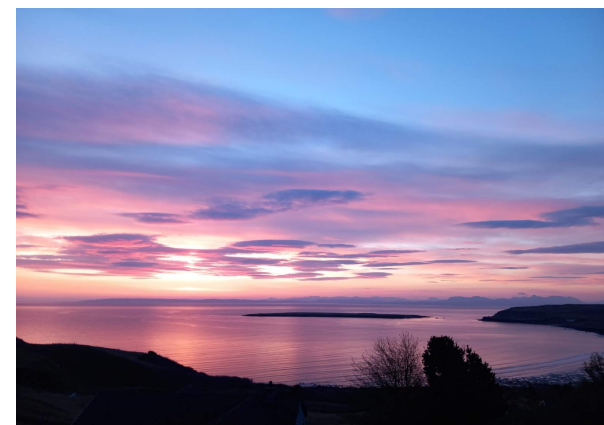
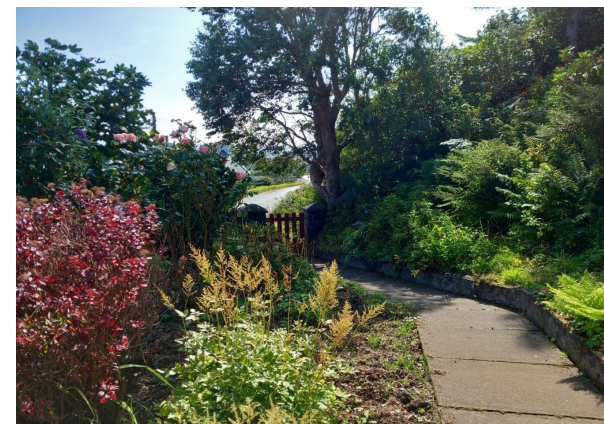
Ground Floor

Approx. 123.9 sq. metres (1334.0 sq. feet)



Total area: approx. 123.9 sq. metres (1334.0 sq. feet)

Please note that this floor plan is intended to show an approximate layout of the property only. Whilst every reasonable care has been taken when preparing the plan, it has not been drawn to scale and should not be relied upon as anything other than indicative. Plan produced using PlanUp.



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		94
(81-91) B		86	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	61	
(39-54) E	47		(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.