



Minch View, Kendram, Kilmaluag, Portree, Isle of Skye, IV51 9UL  
Offers In Region Of £145,000

# Minch View, Kendram, Kilmaluag, Portree, Isle of Skye, IV51 9UL

Minch View is a traditional 1¾ storey former croft house located in the small crofting township of Kendram.

- Detached Former Croft House
- Two Bedrooms
- Electric Storage Heating
- Rural Location
- Sea Views
- Private Garden Grounds

## Services

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

## Tenure

Freehold

## Council tax

Band D

## Property Description

The property is set in an elevated position above the township road and has panoramic views over the surrounding croft land and bay to the Minch.

Minch View had two bedrooms on the first floor although the living room offers the potential for use as a third bedroom.

The property also would benefit from a degree of modernisation and upgrading.

Minch View sits in a small but mature garden extending to 0.1 acre or thereby (to be confirmed by Title Deed). There is off street parking for one car and a small wooden shed to the side.



**Hallway (9' 0.27" x 5' 3.39" ) or (2.75m x 1.61m)**

Door to the front. Wooden floorboards. V-lining to walls and ceiling. Night storage heater. Access to living room, dining room and bathroom. Stair to first floor.

**Living Room (13' 6.99" x 10' 3.62" ) or (4.14m x 3.14m)**

Window to the front. Open fire with tile surround and wooden mantel. Wooden floorboards. V-lining to walls and ceiling. Night storage heater.

**Dining Room (13' 11.72" x 11' 3.43" ) or (4.26m x 3.44m)**

Window to the front. Open fire with tile fireplace. Wooden floorboards. V-lining ceiling. Night storage heater. Built in cupboard. Door to kitchen.

**Kitchen (13' 1.87" x 7' 5.37" ) or (4.01m x 2.27m)**

Fitted with a basic range of base and wall units. Stainless steel sink and drainer with electric water heater. Plumbing for washing machine. Half glazed door and window to the side. Door to the workshop. Fitted carpet.

**Bathroom (7' 11.67" x 5' 8.11" ) or (2.43m x 1.73m)**

Window to the rear. Vinyl flooring. Wall mounted fan heater. Under stair storage. Partial v-lining/partial wet wall panelling to walls.

**Workshop (17' 0.72" x 10' 5.59" ) or (5.20m x 3.19m)**

Window to door to the front. Power and light. Offers the potential to provide additional accommodation subject to any necessary consents.

**Landing (9' 10.5" x 7' 8.91" ) or (3.01m x 2.36m)**

Affording access to all rooms on the first floor. Window to the rear. Fitted carpet. Loft access. V-lining to walls and ceiling.

**Bedroom 1 (13' 7.78" x 10' 3.62" ) or (4.16m x 3.14m)**

A double room with window to the front. V-lining to walls and ceiling. Cast iron fireplace with wooden mantel. Fitted carpet. Wall mounted panel heater. Coombed ceiling.

**Bedroom 2 (13' 7.78" x 10' 4.41" ) or (4.16m x 3.16m)**

A double room with window to the front. V-lining to walls and ceiling. Cast iron fireplace with wooden mantel. Fitted carpet. Wall mounted panel heater. Coombed ceiling.

**Box Room (9' 10.5" x 5' 6.54" ) or (3.01m x 1.69m)**

Window to the front. V-lining to walls and ceiling. Fitted carpet. Coombed ceiling.

**W.C (5' 8.9" x 4' 3.57" ) or (1.75m x 1.31m)**

Fitted with a wash hand basin and WC. Window to the rear. Vinyl flooring. Wall mounted fan heater.

**Garden**

Minch View sits in a small but mature garden extending to 0.1 acre or thereby (to be confirmed by Title Deed). There is off street parking for one car and a small wooden shed to the side.





Total area: approx. 104.7 sq. metres (1127.3 sq. feet)



| 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>                                    |         | 100       | (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                  |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                  |         |           | (69-80) <b>C</b>                                                |         | 73        |
| (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>                                   | 6       |           | (1-20) <b>G</b>                                                 | 1       |           |
| Not energy efficient - higher running costs       |         |           | Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.