



11 Idrigill, Uig, Isle of Skye, IV51 9XU
Offers Over £245,000

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11 Idrigill is a well maintained traditional three bedroom 1½ storey stone built former croft house.

- Detached House
- Three Bedrooms
- Sea Views
- Oil Fired Central Heating
- Detached Garage

Services

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

Tenure

Freehold

Council tax

Band C

Property Description

Set in an elevated position the property benefits from panoramic views over Uig Bay towards Waternish and the Ascrib Islands.

11 Idrigill benefits from UPVC double glazing and oil fired central heating and would make a lovely family home.

The property is set in a generous garden extending to 0.31 acres or thereby (to be confirmed by Title Deed) with ample parking.



Porch (4' 1.61" x 3' 11.24") or (1.26m x 1.20m)
Accessed via a part glazed UPVC door to the side. Window to the front. Glazed door to the hallway. Vinyl flooring.

Hallway (14' 0.11" Max x 4' 5.94" Max) or (4.27m Max x 1.37m Max)

Open through to the lounge. Half glazed door to the inner hallway. Laminate flooring. Radiator.

Lounge (14' 4.44" x 13' 10.93") or (4.38m x 4.24m)

Window to the front with a view over Uig Bay. Open fire with stone surround (not currently in use). Laminate flooring. Radiator. Sliding door to the kitchen. Stair to the first floor.

Kitchen (14' 10.74" x 7' 1.83") or (4.54m x 2.18m)

Half glazed UPVC door to the side. Window to the rear. Fitted with a good range of base and wall units. Inset gas hob with extractor over. Space for a slot in cooker. Plumbing for washing machine. Ceramic tile floor. Loft access.

Inner Hall (4' 5.15" x 4' 2") or (1.35m x 1.27m)
Affording access to the ground floor bedroom and shower room. Laminate flooring.

Bedroom 1 (13' 10.54" x 11' 1.07") or (4.23m x 3.38m)

A good size double room with window to the front. Fitted carpet. Radiator.

Shower Room (9' 5.39" x 5' 9.29") or (2.88m x 1.76m)

Fitted with a three piece suite comprising wash hand basin, WC and walk in shower with electric Mira shower. Part tiled/part wet wall panelling. Vinyl flooring. Radiator.

Landing (10' 4.41" x 7' 2.61") or (3.16m x 2.20m)

Velux window to the front. Laminate flooring. Radiator. Access to two bedrooms and WC. Coombed ceiling.

Bedroom 2 (11' 5.4" x 10' 9.53") or (3.49m x 3.29m)

A double room with box dormer window to the front. Built in double wardrobe. Laminate flooring. Radiator. Coombed ceiling.

Bedroom 3 (10' 9.53" x 9' 10.9") or (3.29m x 3.02m)

A double room with box dormer window to the front. Built in double wardrobe. Laminate flooring. Radiator. Coombed ceiling.

W.C (5' 8.9" x 5' 7.32") or (1.75m x 1.71m)

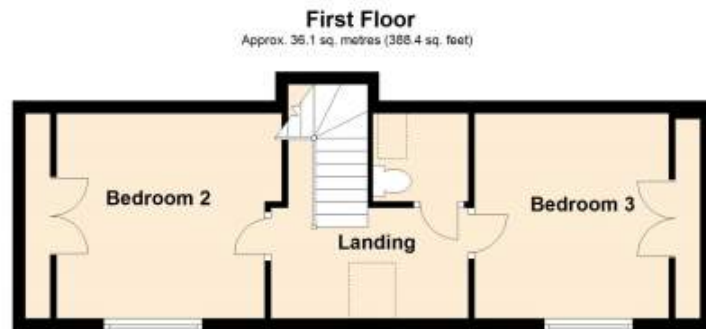
Fitted with a wash hand basin and WC. Velux to the rear. Vinyl flooring. Coombed ceiling.

Garden

11 Idrigill sits in a generous garden extending to 0.31 acres or thereby (to be confirmed by Title Deed).

The property is accessed from the township road via gravel driveway with ample parking space. The garden is bounded by well established hedging and is laid mainly to lawn. There is a detached single garage which benefits from power and light.





Total area: approx. 93.8 sq. metres (1009.2 sq. feet)



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		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		71
(55-68) D			(55-68) D		
(39-54) E	44		(39-54) E	47	
(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.