



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



## 2 Garafad, Staffin, Isle of Skye, IV51 9JT.

**Offers Over £190,000**

Detached Cottage

Oil Fired Central Heating & Double Glazing

Fully Enclosed Garden Grounds

Two Bedrooms

Detached Garage

Sea and Mountain Views



## Description:

2 Garafad is a delightful two bedroom cottage located in the scenic crofting township of Garafad affording widespread views over Staffin Bay, the Quiraing and the Trotternish Ridge.

2 Garafad is bright and airy cottage set in the crofting township of Garafad, a short drive from the village of Staffin and all amenities on offer. Sitting in generous garden grounds boasting panoramic views taking in Staffin Bay, the Quiraing and the Trotternish Ridge.

The accommodation within comprises of: entrance hallway, lounge, kitchen, rear lobby, two bedrooms and bathroom. Further benefitting from oil fired central heating, UPVC double glazing in all rooms except the bathroom and spacious garden grounds with detached garage.

Externally, the property is set within private garden grounds which are mainly laid to lawn with mature trees, shrubs and bushes. Within the garden is a detached garage along with the remains of an old byre.

2 Garafad provides the opportunity to purchase a wonderful home set in a peaceful location boasting sea and mountain views and must be viewed to appreciate what is on offer.





## Room sizes

### Ground Floor:

**Entrance Hall:** 2.58m x 1.94m (8'05" x 6'04").

**Lounge:** 4.54m x 4.32m (14'10" x 14'01") at max.

**Kitchen:** 4.37m x 2.96m (14'04" x 9'08").

**Rear Lobby:** 2.33m x 1.71m (7'07" x 5'07")

**Bedroom One:** 3.49m x 2.89m (12'00" x 10'10").

**Bedroom Two:** 3.49m x 2.89m (11'05" x 9'05")

**Bathroom:** 1.93m x 1.83m (6'04" x 6'00")

**Garage:** 5.31m x 4.98m (17'05" x 16'04")





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## Services:

Mains water and electricity. Drainage by way of septic tank. Oil Fired Central Heating.

**Council Tax:** TBC C

## EPC Rating:

Band F

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate

## Entry:

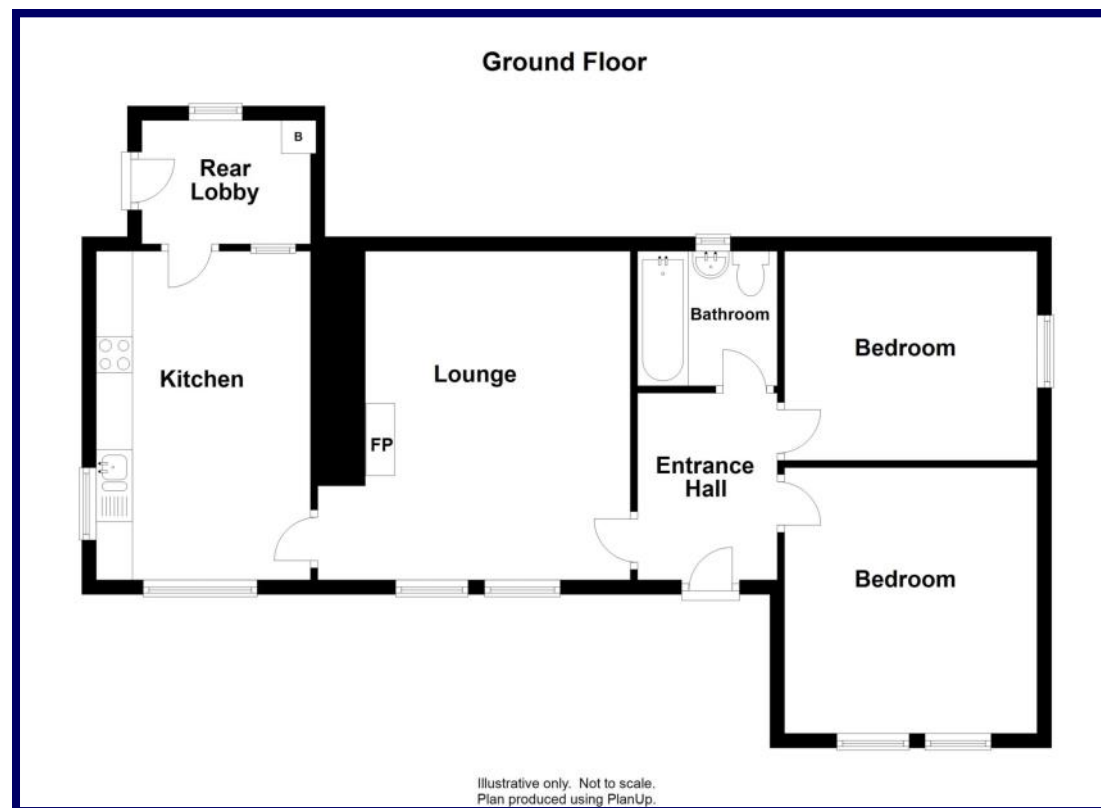
By mutual agreement.

## Directions:

From Portree follow the A855 to Staffin, upon entering Staffin turn right at the sign for the "Columba 1400" follow the road immediately round to the left to the end of the road. 2 Garafad is the 3rd house from the end of the road. If you reach the turning area you have passed the property.

## Location:

Garafad is a small crofting township close to Staffin on the Trotternish Peninsula of Skye and some 15 miles north of Portree the Island's capital. Facilities in nearby Staffin include a community run shop and café, Columba 1400, post office, another local shop with petrol pumps, an excellent primary school and a doctor's surgery, delightful cafes and galleries with an ever growing community. There is also a public slipway with boat launching facilities.



## The Isle of Skye Estate Agency

Portree Office: Bridge Road

Portree  
Isle of Skye  
IV51 9ER  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV54 8RD

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.