



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



22 Garafad, Staffin, Isle of Skye, IV51 9JX.

Offers Over £220,000

Detached Traditional Croft House
Two Bedrooms

UPVC Double Glazing & Oil Fired Central Heating
Generous Garden Grounds

Views of Trotternish Ridge
Detached Outbuilding

Description:

22 Garafad is a delightful two bedroom traditional croft house located in the friendly village of Garafad, Staffin affording widespread views over the surrounding area and the Trotternish Ridge.

22 Garafad is a well presented former croft house conveniently positioned within the village of Staffin in the north of Skye affording widespread views across the surrounding area and the Trotternish Ridge. The property has been tastefully renovated and modernised by the current owners while still retaining it's character and charm with v-lining and deep window sills.

The accommodation within is set out over two floors and comprises of entrance porch, hallway, lounge, kitchen diner, utility room and bathroom on the ground floor with landing, two double bedrooms and box room are located on the first floor.

The property further benefits from UPVC double glazing throughout, oil fired central heating and detached outbuilding.

Externally, the property is set within generous garden grounds which are mainly laid to lawn with a mature hedge to the front providing privacy. The property is accessed via a gravel driveway off the main road with parking available to the side of the property. In addition the garden grounds also a detached outbuilding to the side of the property that provides additional storage.

22 Garafad presents a wonderful opportunity to purchase a lovely family home and must be viewed to appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Porch: 3.05m x 1.09m (9'11" x 3'07")

Hallway: 2.68m x 4.21m (8'09" x 13'09") at max.

Lounge: 4.59m x 3.39m (15'00" x 11'01")

Kitchen Diner: 4.65m x 3.27m (15'02" x 10'08")

Utility Room: 3.88m x 1.73m (12'08" x 5'07")

Bathroom: 2.58m x 1.71m (8'05" x 5'07")

First Floor:

Landing: 2.38m x 2.31m (7'09" x 7'07") at max.

Bedroom One: 4.16m x 3.62m (13'07" x 11'10")

Bedroom Two: 4.14m x 3.46m (13'06" x 11'04")

Boxroom: 2.42m x 1.82m (7'11" x 5'11")





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating

Council Tax: Band C

EPC Rating:

Band E

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

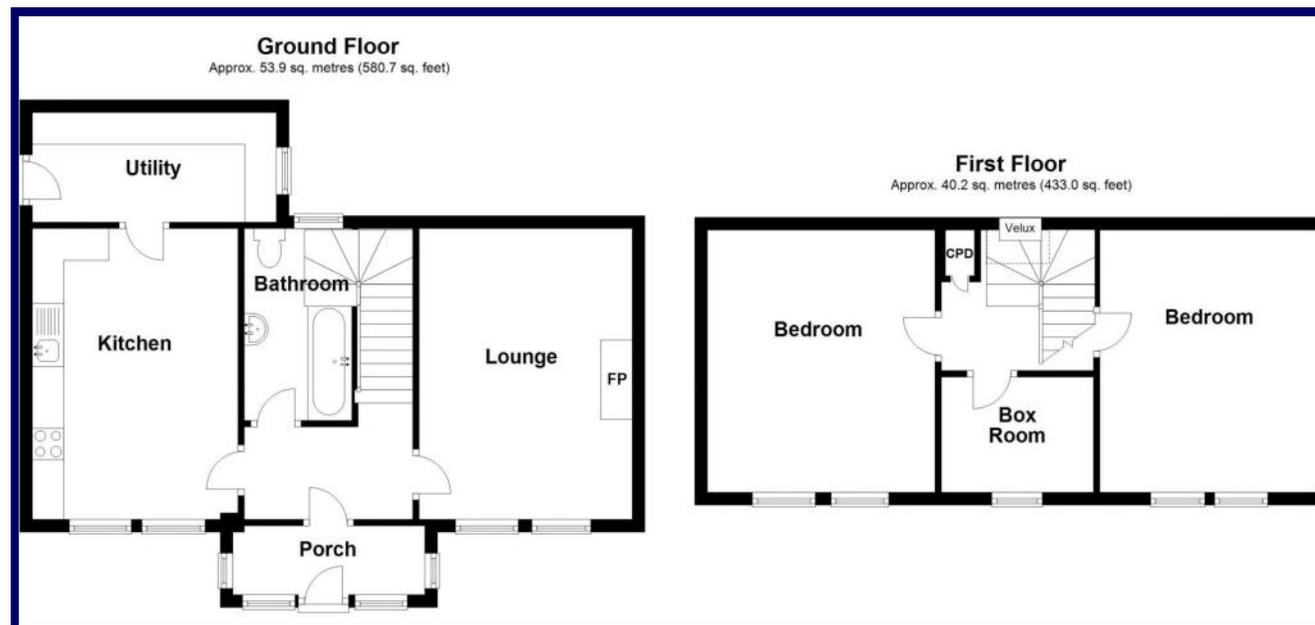
Entry: By mutual agreement.

Directions:

From Portree follow the A855 to Staffin, upon entering Staffin the property is the second house on your right hand side after the church.

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.



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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.