



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



Half of 8 Marishadder, Staffin, Isle of Skye, IV51 9JG.

Offers Over £185,000

Detached Cottage

Private Location

Electric Heating

One Bedroom

Generous Garden Grounds

Double Glazing

Description:

Half of 8 Marishadder is a delightful one bedroom cottage set within generous garden grounds in the peaceful crofting township of Marishadder affording widespread views across open croft land and towards the Trotternish Ridge.

Half of 8 Marishadder is a traditional cottage located in a tranquil and private setting boasting far reaching views across the surrounding croft land. The property has recently been renovated and modernised by the current owners to create a stunning cottage which has been operating as a successful holiday let and has been granted a short term lettings licence, please note the license is non transferable and any purchaser wishing to continue letting the property would have to apply for a licence.

The cottage is presented in walk-in condition and benefits from UPVC double glazing, electric heating which can be remotely operated through WIFI and is decorated in contemporary tones throughout.

The accommodation within is set out over one level and comprises of entrance hall, lounge, kitchen, shower room and one double bedroom.

Half of 8 Marishadder is a charming cottage which would make a lovely home or holiday retreat in a secluded setting and must be viewed to appreciate the setting.



Room sizes

Ground Floor:

Entrance Hall

1.76m x 1.36m (5.09" x 4'05")

Lounge

3.72m x 3.17m (12'02" x 10'04")

Kitchen

3.00m x 4.38m (9'10" x 14'04") at max.

Bedroom

3.27m x 3.73m (10'08" x 12'02") at max.

Shower Room

2.20m x 1.72m (7'02" x 5'07")





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Services:

Mains water and electricity. Drainage to septic tank. Electric central heating.

Council Tax: Band B

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:

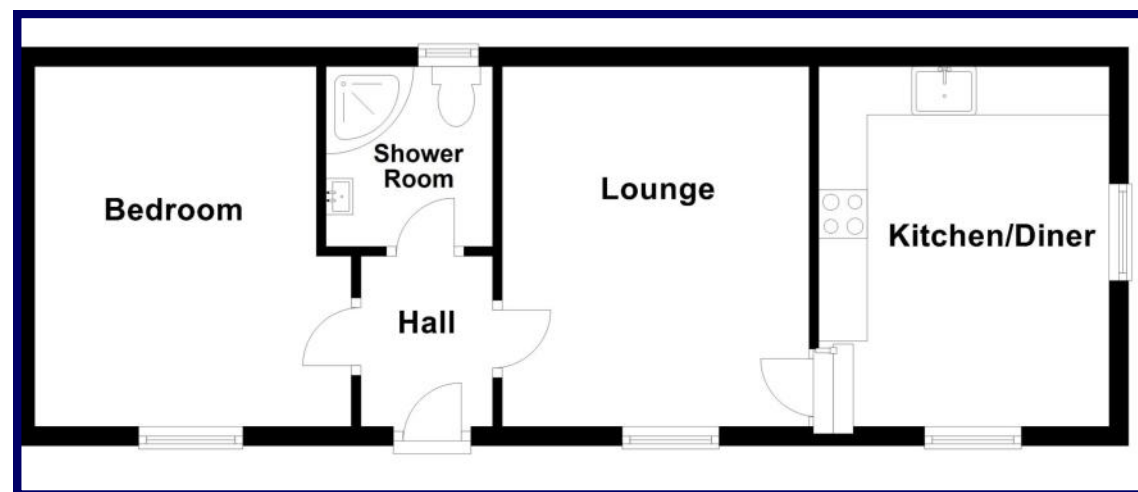
By mutual agreement.

Directions:

From Portree follow the A855 to Staffin, upon entering Staffin turn left at the sign for Maligar & Marishadder just beyond the "Columba 1400" and follow the road for approximately 2 miles. Continue past the sign for An Cnoc B&B over the small bridge. Half of 8 Marishadder is down the first driveway (sign for Taigh Mhurdaidh) on the left, and accessed through a metal gate at the end.

Location:

Marishadder 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



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.

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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