



Burnside Cottage, Halistra, Hallin, Waternish

Offers Over £250,000



Burnside Cottage, Halistra, Hallin

Waternish, Isle of Skye

Burnside Cottage, Waternish is a 3-bed traditional stone cottage with stunning Loch Bay views, enclosed garden and rural charm. Transferrable holiday let licence, income potential.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- EPC Environmental Impact Rating:

KEY FEATURES:

- Located on the western coast of the Waternish peninsula
- Stunning views over Loch Bay to the Isle of Clet, Mingay and the outer Isles
- Traditional stone cottage, build in 1900, extends to some 85m²
- Successfully operated as a holiday let



GENERAL DESCRIPTION:

Located on the western coast of the Waternish peninsula, Burnside Cottage enjoys stunning views over Loch Bay to the Isle of Clet, Mingay and the outer Isles. The property is in excellent order throughout. With a versatile character, the property has been thoughtfully designed and would make a comfortable home. Having been successfully operated as a holiday let for over 12 years, the property also has income potential. Adding to its charm as a home or holiday let is its rural location, with neighbouring croft land grazing Highland cows.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Entrance Porch/Sunroom, 2 Hallways, Kitchen/Dining room, Lounge, 3 Bedrooms, Ensuite, Utility Cupboard, Bathroom

EXTERNAL:

Covered Garden Storage
Enclosed Garden Grounds

DETAILS:

SERVICES: Mains electricity, mains water supply, drainage to septic tank.
HOME REPORT: Available from RE/MAX Skye



LOCATION:

These days Waternish offers a peaceful and relaxed lifestyle with dramatic coastal scenery and regular sightings of sea eagles, whales, dolphins, and porpoises. Close by is Stein, a model fishing village designed by Thomas Telford in the late 1700's Here you will find Skye's oldest inn (The Stein Inn) along with the renowned Michelin starred Loch Bay Seafood Restaurant. Also in the area is a village hall, Skye Skyns show room and seasonal coffee shop, a local diving centre, craft shop, and gallery. A selection of local amenities can be found in Dunvegan just 10 minutes' drive away including medical centre, restaurants, shops, garage, and Primary school.

ACCOMMODATION:

Burnside Cottage is an extended traditional stone cottage. Build in 1900, the property extends to some 85m2. The property benefits from double glazed uPVC windows and doors, and timber Velux type windows. Heating is by way of a Grant Vortex Eco oil fire combination central heating boiler to radiators throughout the property, complemented by a multi-fuel stove in Lounge. Since 2012, Burnside Cottage has been run as a very successful rental property. A transferrable short-term let license is in place.





GROUND FLOOR:

ENTRANCE PORCH/SUNROOM:

5' 7" x 5' 10" (1.70m x 1.78m)

One step rises to wood effect half glazed uPVC door, wood effect uPVC sash windows to front and side elevations with Loch view, downlights, built-in window bench, tiled floor, access to hallway.

HALLWAY 1:

3' 10" x 9' 9" (1.17m x 2.96m)

Multi pane half glazed door, window to front elevation with Loch View, ceiling lights, loft hatch, internal window to kitchen, radiator, tiled flooring, access to bedroom, kitchen.

BEDROOM 1:

11' 5" x 10' 11" (3.49m x 3.34m)

Timber door, dual aspect room with windows to front elevation with Loch view and window to side elevation, vaulted ceiling with Velux window to front elevation, ceiling pendant light, wall lights, radiator, oak flooring, access to ensuite.

ENSUITE:

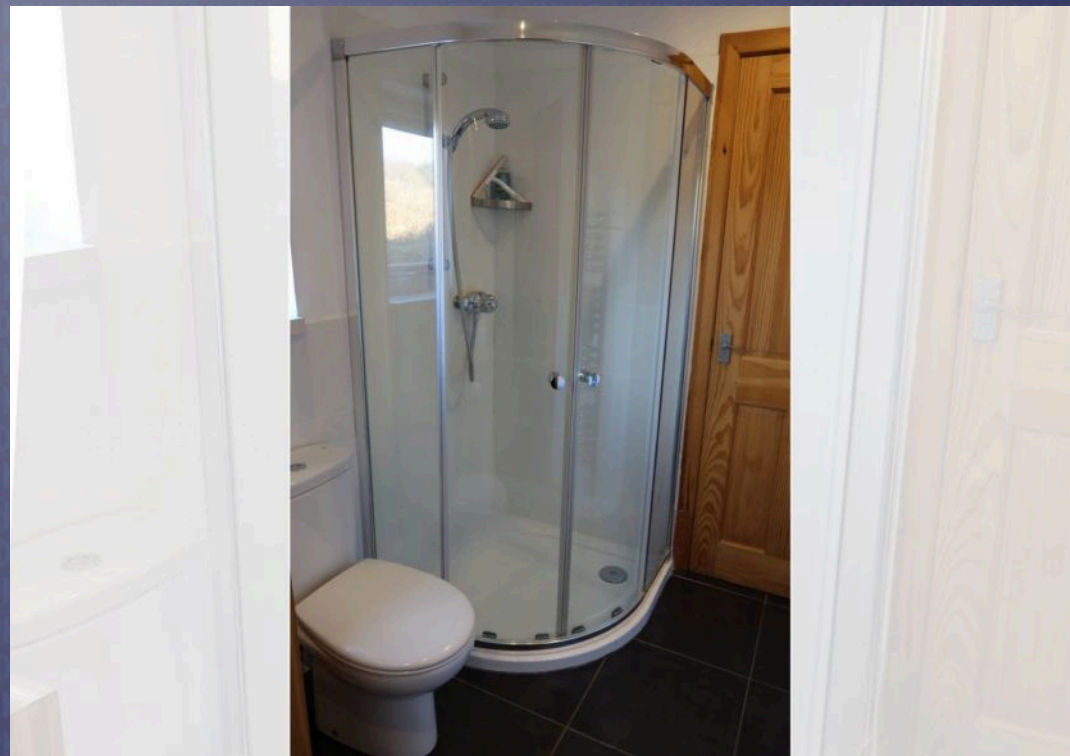
5' 7" x 8' 9" (1.69m x 2.67m)

Timber door, window to rear elevation, downlights, quadrant glazed shower enclosure, mains shower, WC, vanity wash hand basin set on cupboard, mirror cabinet with cabinet light over, shaver socket, extractor fan, ladder radiator, tiled flooring, access to utility cupboard.

UTILITY CUPBOARD:

5' 7" x 2' 0" (1.69m x 0.61m)

Timber door, downlights, space and plumbing for washing machine and tumble dryer, electrical unit, lockable storage cabinet, tiled flooring.





GROUND FLOOR (CONTINUING):

KITCHEN/DINING ROOM:

13' 0" x 15' 9" (3.95m x 4.81m)

(Dimensions at widest points) Half glazed timber door, window to front elevation with Loch View and window to rear elevation, internal window to hallway, downlights, range of base and wall units with oak worktop over, LPG 5-burner hob Lamona cooker, with integrated oven under and extractor hood over, ceramic 1.5 sink with drainer, laminate splash back, space for dishwasher, space for tall fridge freezer, space for dining table and chairs, radiator, tiled flooring, open access to lounge.

LOUNGE:

12' 7" x 16' 5" (3.84m x 5.00m)

(Dimensions at widest points) One step rises to the Lounge, deep sill window to front elevation with Loch view, vaulted ceiling with two Velux windows to front elevation, bamboo ceiling pendant lights, multi-fuel stove on brick hearth, with timber mantle over, loft access hatch, two radiators, oak laminate flooring, access to hallway.

HALLWAY 2:

9' 8" x 4' 2" (2.95m x 1.26m)

Timber door, ceiling light, oak laminate flooring, glazed exterior door at side elevation opening to concrete patio, access to two bedrooms, bathroom.



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GROUND FLOOR (CONTINUING):

BATHROOM:

5' 10" x 5' 1" (1.78m x 1.56m)

Timber door, frosted window to side elevation, built in bath with glazed shower screen and raindrop showerhead, WC, pedestal wash hand basin, shaver socket, tiled walls, corner shelves, ladder radiator, tiled flooring.

BEDROOM 2:

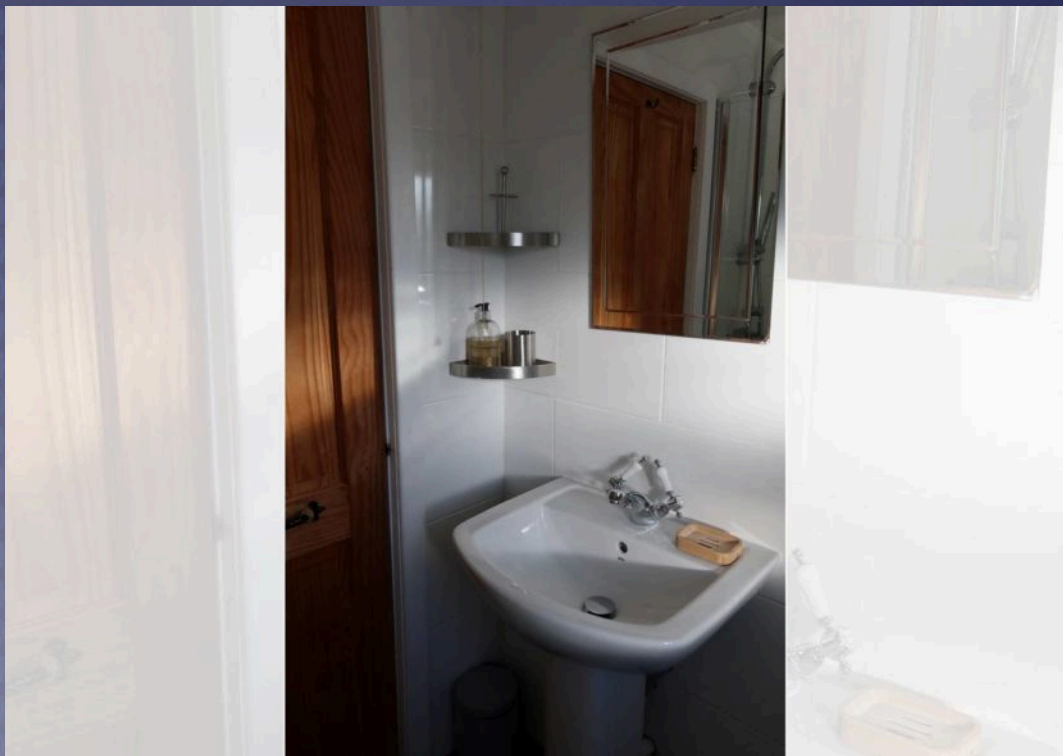
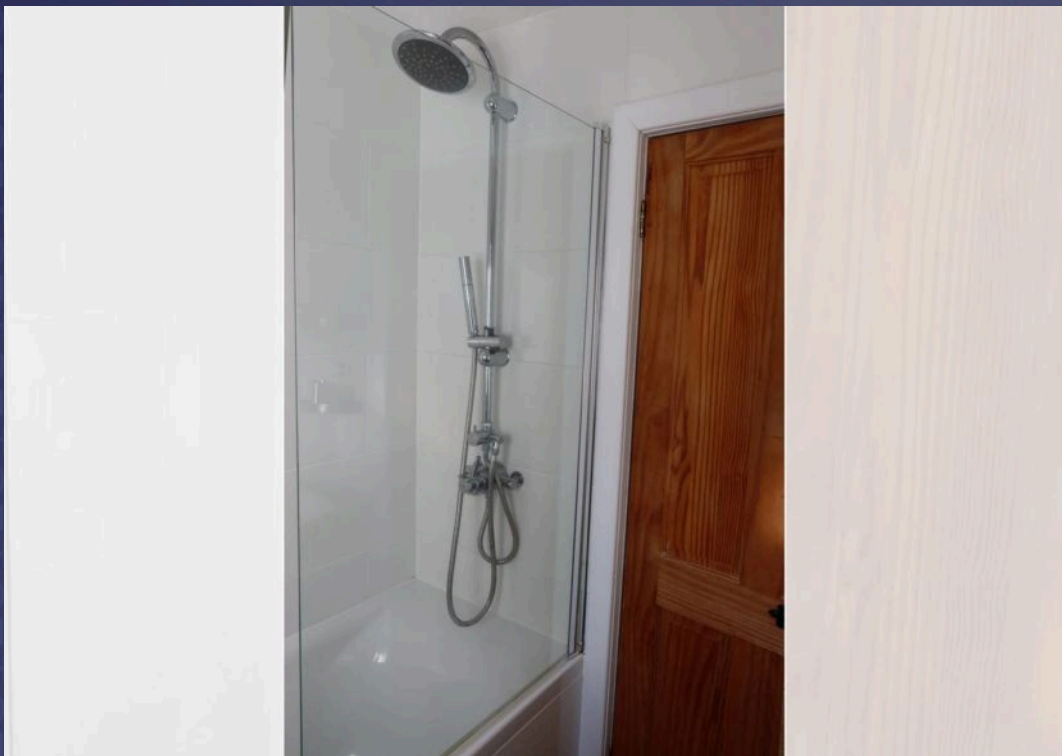
12' 6" x 10' 11" (3.80m x 3.34m)

Timber door, deep sill window to front elevation with Loch view, ceiling pendant light, radiator, oak laminate flooring.

BEDROOM 3:

6' 11" x 10' 0" (2.12m x 3.05m)

Timber door (with lock), window to front elevation with Loch view, ceiling pendant light, wall lights suitable for bunkbed, radiator, oak laminate flooring.





EXTERNAL:

GARDEN GROUNDS:

Gated access enters the fully enclosed garden grounds with space for onsite parking. Mature garden beds line the driveway and create a display of colour to enjoy in the summer. Mature hedging at the roadside creates a sense of privacy. From the driveway, one step rises to the tiled patio with views over Loch Bay to the Isles of Clett, Mingay and outer Isles. From the patio, tile steppingstones lead to the lawn and to the concrete patio at the side entrance. At the rear of the property, a narrow gravel path, lined by a dry-stone wall leads to the locked covered garden storage at the rear. Neighbouring croft land grazes Highland cows.



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GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances. Other items are available by separate negotiation.

WHAT3WORDS:

///garden.proudest.anchors

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

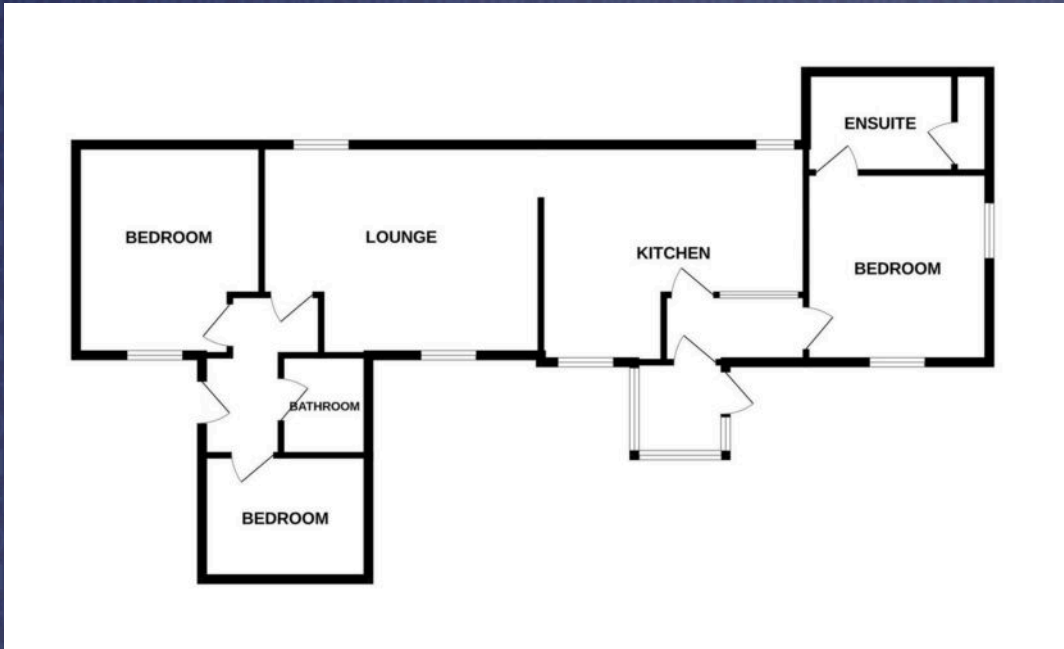
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed. (No chain)

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to and does not form any contract.

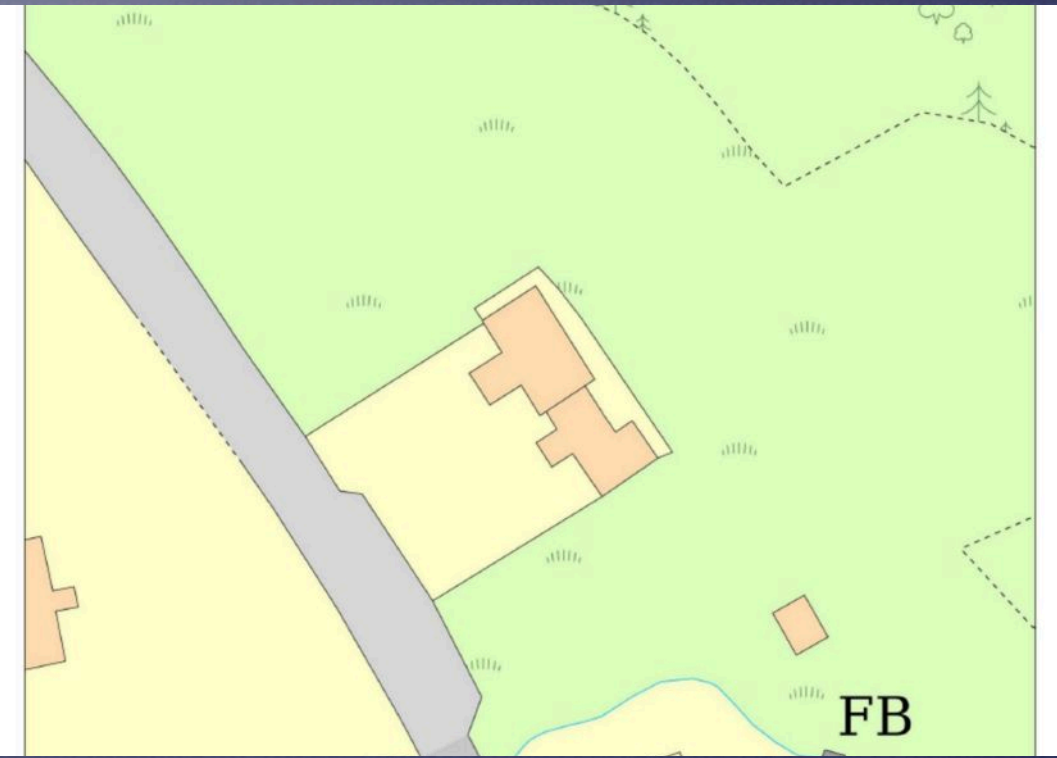


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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