



Rowan Lea, 6

Offers Over £295,000





Rowan Lea

6, Isle Of Skye

Three-bedroom bungalow in Torrin, Isle of Skye, with stunning Cuillin views, private gardens, garage, and summer house. Peaceful rural setting and ideal for families. Retention for essential works.

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

KEY FEATURES:

- Stunning views towards the Red and Black Cuillin
- Comfortable and well-positioned home
- Well-established private garden grounds
- Three-bedroom detached bungalow, extends to 91sqm
- Benefits from double glazed uPVC windows and doors



GENERAL DESCRIPTION:

Rowan Lea is a three-bedroom bungalow situated in the crofting township of Torrin. The property enjoys stunning views towards the Red and Black Cuillin of the Cuillin and is set within a peaceful rural location. It benefits from well-established private garden grounds, offering both space and privacy. Rowan Lea provides a comfortable and well-positioned home, ideally suited to family living.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Porch, Hallway, Lounge, Dining Kitchen, Bathroom, 3 Bedrooms.

EXTERNAL:

Garage
Summer House
Garden

Please Note: The surveyor has put a £5,000 retention on this property for essential works.

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.



LOCATION:

The small crofting township of Torrin is situated on the south coast of Skye, between Broadford and Elgol, and enjoys wonderful views of the Red and Black Cuillin. Set on the shores of Loch Slapin, Torrin offers a tranquil coastal setting with dramatic mountain backdrops, attractive shoreline areas, small sandy stretches nearby and Torrin Pools. The area is ideal for walking, with abundant wildlife and birdlife, and for viewing historical sites such as Cill Chroisd. Torrin also has a takeaway and coffee & cakes shop. The nearest village is Broadford, approximately 7 miles away, where there is a good range of amenities including a supermarket, medical centre, fuel station, hairdressers, cafés, restaurants, and a variety of local shops and services. The picturesque village of Elgol, a short drive away, offers access to boat trips to the renowned Loch Coruisk. A school bus service runs from the township to the primary school in Broadford, which offers both English- and Gaelic-medium education, while secondary pupils travel by bus to Portree, the island's principal town, approximately 32 miles away.

ACCOMMODATION:

Rowan Lea is a three-bedroom detached bungalow, built around 1980 and extends to some 91sqm. The property benefits from double glazed uPVC windows and doors. Heating to the property is by way of electric storage and panel heater distributed throughout the property supplemented by an open fire in the Lounge. An interlinked smoke alarm system is in place.





GROUND FLOOR:

ENTRANCE PORCH:

4' 0" x 4' 5" (1.21m x 1.35m)

Half frosted glazed uPVC exterior door with glazed sidelight with water and mountain views, flush-mounted ceiling light, fitted carpet, access to hallway.

HALLWAY:

13' 4" x 11' 11" (4.07m x 3.63m)

(Dimensions at widest points) Frosted glazed door provides access to T-shaped internal hallway, ceiling hanging light, built-in storage cupboard, Dimplex electric storage heater, fitted carpet, access to lounge, dining kitchen, bathroom, three bedrooms, loft.

LOUNGE:

11' 9" x 18' 3" (3.58m x 5.56m)

Timber door, large picture windows to front elevation and window to side elevation with water and mountain views and views of the garden, ceiling downlights, ceiling chandelier, built-in electric fireplace on tiled hearth with tiled mantle over, two Dimplex electric storage heaters, fitted carpet.

DINING KITCHEN:

13' 3" x 13' 3" (4.03m x 4.03m)

(Dimensions at widest points) Frosted glazed door, windows to rear and side elevation with garden view, track spotlights in kitchen area, ceiling hanging light over dining table, range of base and wall units with laminate worktop over, stainless steel sink with drainer, ceramic hob with integrated extractor hood over, integrated oven under, tiled splash back, space for 2 undercounter fridges, space and plumbing for washing machine, boiler cupboard, space for dining table and chairs, electric storage heater, vinyl flooring, access to garden through half glazed uPVC exterior door.



GROUND FLOOR (CONTINUING):

BATHROOM:

7' 7" x 5' 5" (2.32m x 1.66m)

Timber door, frosted window to rear elevation, flush mount ceiling light, built-in bath with Mira electric shower over and glazed shower screen, WC, pedestal wash hand basin, wall-mounted mirrored bathroom cabinet, towel rail, Dimplex wall-mounted fan heater, vinyl flooring.

BEDROOM 1:

9' 7" x 7' 11" (2.93m x 2.42m)

Timber door, window to rear elevation with garden view, ceiling hanging light, built-in wardrobe with mirrored sliding doors, electric panel heater, fitted carpet.

BEDROOM 2:

13' 2" x 10' 3" (4.02m x 3.13m)

(Dimensions at widest points) Timber door, window to rear elevation with garden view, ceiling hanging light, built-in wardrobe, electric heater, fitted carpet:

BEDROOM 3:

11' 9" x 13' 5" (3.58m x 4.09m)

Timber door, windows to front elevation with water and mountain views and views of the garden, ceiling hanging light, built-in wardrobe, Dimplex electric storage heater, fitted carpet.



EXTERNAL:

SINGLE GARAGE:

17' 9" x 8' 1" (5.41m x 2.47m)

Up-and-over metal garage door, space for workbench, concrete floor.

SUMMER HOUSE:

9' 5" x 14' 11" (2.87m x 4.55m)

Half glazed French doors to veranda with step down to garden, windows to front and side elevation storage area at rear with external door at side elevation.

GARDEN:

Rowan Lea is situated at the end of a gravel driveway, offering ample parking space. The front garden is bordered by mature hedging and features established planting and a lawn. A pathway leads to the side of the property, where the garden continues with lawn areas interspersed with mature trees and further planting. A summer house is positioned to the side elevation, providing an ideal spot to enjoy the garden and surrounding wildlife. A gravel path continues around the rear of the property, with access back to the driveway via a pedestrian gate.

**GENERAL:****EXTRAS:**

Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:

///masterful.gladiators.mirror

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:

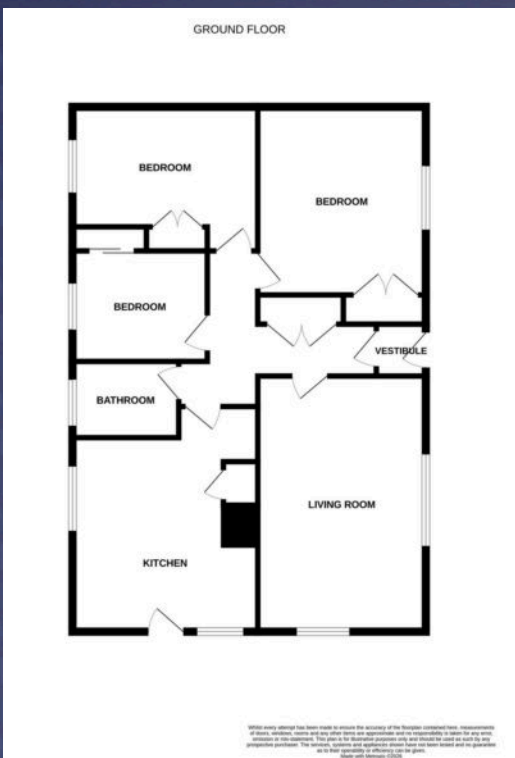
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

At a date to be mutually agreed.

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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