



Drumfearn, Duirinish

Offers Over £275,000





Drumfearn

Duirinish, Kyle

Charming renovated 2-bed cottage in Duirinish. Fully renovated, in walk-in condition, underfloor heating. Rural setting near Plockton and Kyle, amenities close by. Garage, garden. Ideal family home.

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

KEY FEATURES:

- Charming two-storey detached stone cottage
- Fully renovated, walk-in condition, underfloor heating
- uPVC and timber double-glazed windows and doors
- Fully enclosed mature garden, peaceful rural setting
- Kyle of Lochalsh approximately 4 miles away



GENERAL DESCRIPTION:

Drumfearn is a charming two-bedroom cottage located in the picturesque crofting village of Duirinish. Fully renovated by the current owners, the property is presented in excellent walk-in condition. Its central location offers easy access to the amenities and facilities of both Plockton and Kyle of Lochalsh, while enjoying a peaceful rural setting. The cottage would make an ideal permanent family home or a delightful second home.

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

PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Lounge, Dining Room, Office/Study Area, Kitchen, Rear Porch, Shower Room.

Upper: Landing, Two Bedrooms, Bathroom

EXTERNAL:

Garage

Lean to Storage

Garden

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, mains drainage.



LOCATION:

Duirinish is a small village situated on the road between Kyle of Lochalsh and Plockton. The area is an ideal base to explore many interesting and beautiful places around this part of the West Coast of Scotland including the mountains of Kintail, the world-famous Eilean Donan Castle in Dornie, the pretty village of Plockton and the beautiful Isle of Skye just across the water. Closest main amenities are in Kyle of Lochalsh approximately 3 or 4 miles distant and here you will find a bank, shops, supermarket, butchers, leisure pool & gym, hotels, restaurants, bars, railway & bus links, chemist, surgery & medical centre, etc. The village is served by its own railway stop on the main Kyle of Lochalsh line, which connects to Inverness. Primary and secondary schooling is available in the nearby village of Plockton to which a school bus runs daily.

ACCOMMODATION:

Drumfearn is a two-storey detached stone cottage dating from around 1900, extending to approximately 96 sq m. The property benefits from a mix of uPVC and timber double-glazed windows and doors and has been fully insulated throughout. Heating is provided by an oil-fired Grant Vortex Outdoor Condensing Combi boiler, supplying underfloor heating on the ground floor and radiators on the upper floor, supplemented by solid fuel stoves in both the lounge and dining room. The kitchen hob is supplied by bottled gas. Smoke alarms have been installed in the hallway and landing, with a heat sensor fitted in the kitchen. The property enjoys a peaceful rural setting, surrounded by crofters' grazing land.





GROUND FLOOR:

ENTRANCE HALLWAY:

4' 9" x 9' 5" (1.44m x 2.86m)

(Dimensions at widest points) Timber door with vision panel, flush mount ceiling light, understairs cupboard and shelves, v-lining on walls and ceiling, engineered oak flooring, access to lounge, dining room, stairs to upper floor.

LOUNGE:

13' 3" x 11' 7" (4.04m x 3.52m)

Timber door, sash window to front and deep sill sash window to side elevation, ceiling hanging light, freestanding solid fuel stove set on slate hearth, with ash mantle over, v-lining on one wall and ceiling, shelved wall niche, engineered oak flooring.

DINING ROOM:

13' 4" x 11' 7" (4.06m x 3.53m)

Timber door, sash window to front and deep sill sash window to side elevation, ceiling pendant light, freestanding solid fuel stove set on glass hearth with tiled frame around fireplace, v-lining on one wall and ceiling, wall niche with shelving, engineered oak flooring.

OFFICE/STUDY AREA:

6' 7" x 8' 7" (2.00m x 2.61m)

Open access, ceiling pendant light, ample space for desk or seating area, open window to rear porch, engineered oak flooring.



GROUND FLOOR (CONTINUED):

KITCHEN:

7' 9" x 11' 10" (2.37m x 3.60m)

Open access, deep sill windows to side and rear elevation, ceiling spotlights, range of base units with oak worktop over, wall units with glazed doors, wall shelves, ceramic 1.5 sink with drainer, Gusto range cooker with 5-pit gas hob and electric oven under, extractor hood over, glass splashback, space and plumbing for small dishwasher and washing machine, space for tall fridge freezer, v-lining on walls and ceiling, tiled flooring, access to rear porch.

REAR PORCH:

6' 1" x 3' 10" (1.85m x 1.16m)

Open access, glazed exterior door with half frosted secondary exterior door, flush mount ceiling light, shelves, radiator, tiled flooring, access to shower room.

SHOWER ROOM:

6' 1" x 7' 7" (1.86m x 2.30m)

Timber door, window to side elevation, flush mount ceiling light, track spotlights, glazed shower enclosure with Mira shower over, tiled wet wall, WC, pedestal wash hand basin, high shelves, ladder radiator, Dimplex panel heater, engineered ash flooring.



UPPER FLOOR:

STAIRS AND LANDING:

8' 8" x 8' 10" (2.64m x 2.68m)

(Dimension including staircase) Timber stairs rise to upper floor, incorporating glazed balustrades at ground and upper-floor levels, Velux window to front elevation, flush mount ceiling light, space for dryer and fridge, shelving on landing, ceiling-mounted pulley maid clothes airer, painted floorboards, access to two bedrooms, bathroom, loft.

BEDROOM 1:

13' 3" x 11' 11" (4.03m x 3.64m)

Timber door, deep sill sash window to front elevation, two Velux windows to rear elevation, ceiling hanging light, wardrobe shelves, radiator, painted floorboards.

BEDROOM 2:

13' 5" x 11' 4" (4.09m x 3.46m)

Timber door, deep sill sash window to front elevation, Velux window to rear elevation, ceiling hanging light, wardrobe shelves, radiator, painted floorboards.

BATHROOM:

5' 5" x 8' 11" (1.65m x 2.71m)

Timber door, frosted window to rear elevation, ceiling spotlights, flush mount ceiling light, bath with handheld shower, WC, pedestal wash hand basin, v-lining to dado height, wall shelves, shaver socket, extractor fan, radiator, painted floorboards.





EXTERNAL:

GARAGE:

21' 8" x 13' 0" (6.60m x 3.95m)

Large corrugated metal garage set on concrete base, built-in work bench, built-in metal shed, built-in bike shed, electricity.

GARAGE - LEAN TO STORAGE AREA:

17' 5" x 9' 5" (5.31m x 2.86m)

Gated access, gravel base.

GARDEN:

A gravel path leads around the property, with a pedestrian gate to one side and a metal farm gate providing vehicular access on the other side with ample parking space on the driveway. The mature garden is fully enclosed and features areas of lawn bordered by established shrubs and fruit trees. A gravel seating area is located by the rear door, while timber-lined steps rise behind the garage to planted beds at the top of the sloping garden, where you can enjoy views towards Raasay.





GENERAL:

EXTRAS:

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

WHAT3WORDS:

///seashell.comforted.distanced

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.



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