







9 Hallin Park, Hallin, Waternish, Isle of Skye, IV55 8GJ

Fixed Price £180,000

ISLE OF SKYE ESTATE AGENCY

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9 Hallin Park is a detached, extended three bedroom bungalow in the quiet Hallin area of the Waternish peninsula. Set within extensive garden grounds the property boasts stunning views over Loch Bay towards the Outer Isles.

- Detached Property
- Three Bedrooms
- Spacious Gardens
- Family Home

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

Property Description

9 Hallin Park is a detached, extended three bedroom bungalow in the quiet Hallin area of the Waternish peninsula. Set within extensive garden grounds the property boasts stunning views over Loch Bay towards the Outer Isles.
9 Hallin Park is a generously proportioned detached three double bedroom property in a peaceful location affording beautiful views over Loch Bay towards the Outer Isles. The spacious property is ideally suited to be a family home and is sited down a short driveway from the main township road.

The accommodation within comprises of; entrance porch, hall, kitchen diner, dining room, sun porch, lounge, bathroom and three double bedrooms, one of which has an en suite W.C. The property further benefits from uPVC double glazing and an oil fired Rayburn providing heating and hot water.

Accessed down a neat driveway walled by well established hedges and bushes either side the garden grounds to the front houses a large poly tunnel, 2 sheds, one with electricity and ample parking to the front of the property. The rear garden features a large lawn bordered by mature shrubs, flowers and trees and a seating area at the bottom is the perfect place to enjoy the spectacular sea views. The garden grounds extend to approximately 0.5 acres or thereby (to be confirmed by title deeds). Adjacent to the sun porch is another small, gravelled seating area.

Although in need of modernisation the property will make a lovely family home and really must to be viewed to fully appreciate the offering.







Entrance Porch (7' 3.01" x 8' 4") or (2.21m x 2.54m)
A welcoming entrance porch with a window to the front elevation giving a view to the front garden. Vinyl flooring. Traditional v-lining to walls. Painted. Loft hatch.

Hallway (4' 8.69" x 9' 7.35") or (1.44m x 2.93m)
Hallway giving access to the dining room, lounge and porch and inner hallway. Carpeted. Painted.

Kitchen/Diner (9' 5.78" x 18' 0.93") or (2.89m x 5.51m)
Large, bright, triple aspect dining kitchen with a generous range of wall and floor units. Oil fired Rayburn. Ceramic single bowl sink and drainer. Tiled at splash back. Traditional v-lining to ceiling and walls. Tiled flooring. Painted. Accessed from dining room. The kitchen affords views over the garden towards the sea

Dining Room (9' 5.39" x 18' 2.11") or (2.88m x 5.54m)
Spacious dining room with window the front elevation. Laminate flooring. Painted. Traditional v-lining to the ceiling. Access to sun room.

Sun Room (7' 8.52" x 8' 0.06") or (2.35m x 2.44m)
Sun lit porch with a door leading to the rear garden. Tiled flooring. Painted. Views to the garden and beyond over Loch Bay towards the Duirinish peninsula and Outer Isles.

Lounge (13' 0.69" x 9' 4.99") or (3.98m x 2.87m)
Cosy lounge with window to the rear affording views to the garden. Carpeted. Painted

Bathroom (8' 11.87" x 8' 5.18") or (2.74m x 2.57m)
Family bathroom comprising W.C, wash hand basin, bath and separate quadrant shower cubicle with electric shower. Frosted window to front elevation. Chequerboard effect vinyl flooring. Tiled and painted walls. Respatex wet wall at shower

Master Bedroom (14' 9.16" x 13' 1.48") or (4.50m x 4.00m)
Generously proportioned primary bedroom with window to rear elevation giving a view to the garden. Laminate flooring. Painted. Large, free standing wardrobes. Traditional v-lining to ceiling and exposed beams.

Bedroom 2 (14' 10.74" x 9' 3.81") or (4.54m x 2.84m)
King size bedroom with window to rear elevation and view to garden. Laminate flooring. Painted wallpaper. Freestanding wardrobe. Fireplace which has been covered over.

Bedroom 3 (12' 4.42" x 13' 5.02") or (3.77m x 4.09m)
Double bedroom with window to front elevation giving view to garden. Carpeted. Painted and wallpapered. Access to en suite W.C.

En Suite (4' 9.48" x 2' 11.83") or (1.46m x 0.91m)
En suite comprising W.C and wash hand basin. Chequerboard effect vinyl flooring. Painted. Accessed via a folding door

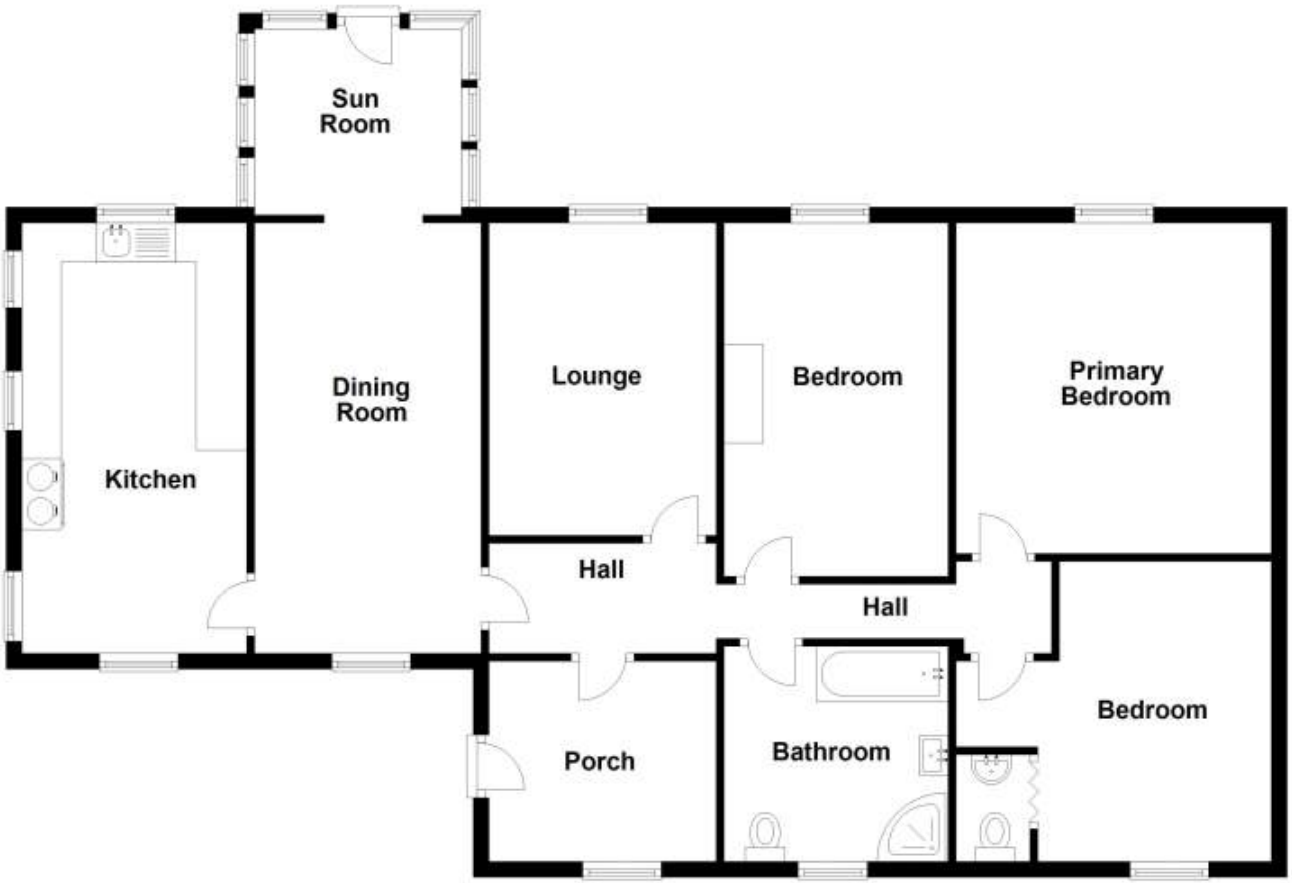
External
The garden grounds to the front houses a large poly tunnel, 2 sheds, one with electricity and ample parking to the front of the property. The rear garden features a large lawn bordered by mature shrubs, flowers and trees and a seating area at the bottom is the perfect place to enjoy the spectacular sea views. The garden grounds extend to approximately 0.5 acres or thereby (to be confirmed by title deeds). Adjacent to the sun porch is another small, gravelled seating area







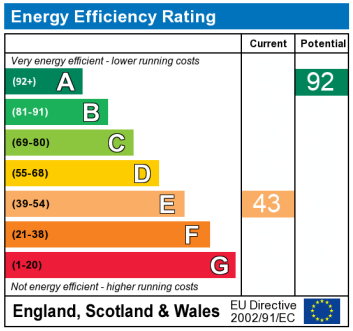
Ground Floor



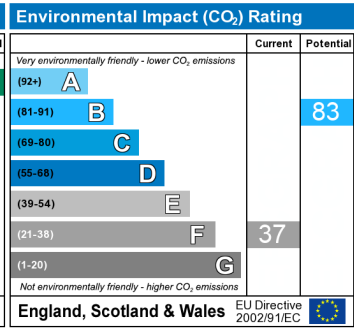
Illustrative only. Not to scale.
Plan produced using PlanUp.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

ISLE OF SKYE ESTATE AGENCY

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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.