



# The Isle of Skye Estate Agency

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01478 612 683

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01599 534 555



## 3 Balmeanach, Struan, Isle of Skye, IV56 8FH

**Offers Over £425,000**

Detached Modern Home and Self Contained Annex

5 Bedrooms

Panoramic Sea And Mountain Views

Substantial Garden Grounds Extending to Approx 2 Acres Oil Central Heating

Detached Double Garage and Several Outbuildings

## Description:

A wonderful opportunity to purchase an impressive four bedroom bungalow with an additional architect designed one bedroom annex accommodation set within 2 acres of attractive garden grounds boasting views over Loch Caroy, The MacLeod's Tables and The Cuillin Mountains.

3 Balmeanach is a beautifully presented detached bungalow located in the peaceful township of Balmeanach, Struan conveniently located within easy commuting distance of Portree and Dunvegan. The property is presented in immaculate condition offering excellent family living space which is bright and airy. Features include oil fired central heating, Clearview multi-fuel stove, Karndean flooring, midge/insect blinds on the windows, double garage/workshop and large garden grounds hosting several out buildings including a self contained annex.

Internally the accommodation comprises: Entrance vestibule, entrance hallway, lounge, conservatory, kitchen diner, utility room, rear porch, family bathroom, inner hallway and four bedrooms (2 en-suite).

Externally the property sits within substantial garden grounds extending to approximately 2 acres or thereby (to be confirmed by title deed). The gardens are well maintained hosting established trees, shrubs and bushes along with neat lawns to the front and rear. Additionally there is a double garage/workshop, container, large log store, two further outbuildings and a Polly tunnel with raised beds and vegetable patch.

### Annex:

In addition to the main house is a stunning and unique architect designed annex providing further accommodation as a holiday let or for family members. The Dualchas designed annex is a magnificent contemporary space with a full glass front elevation designed to flood the property with natural light and capture the views of the Cuillin Mountains. Heating and hot water is provided by the Clearview stove in the lounge with additional electric panel heaters if required, other features include Nordan windows and doors, wooden flooring, Wrap around decking and roof skylights. The accommodation within comprises: Entrance hall, studio, shower room and open plan kitchen/lounge/bedroom.

3 Balmeanach would make a beautiful family home and business opportunity for those looking for an idyllic lifestyle in a stunning setting and truly needs to be viewed to appreciate exactly what is on offer.



## Room sizes:

Entrance Vestibule: 6'04 x 5'10 (1.95m x 1.78m)

Hallway: 14'06 x 5'10 (4.43m x 1.78m)

Lounge: 17'04 x 13'01 (5.31m x 4.00m)

Conservatory: 16'04 x 11'03 (5.00m x 3.44m)

Kitchen Diner: 16'11 x 15'11 (5.18m x 4.85m) at max.

Utility Room: 8'07 x 5'01 (2.62m x 1.56m)

Rear Porch: 5'08 x 4'01 (1.74m x 1.25m)

Inner Hallway: 17'03 x 2'11 (5.28m x 0.89m)

Bedroom One: 11'06 x 10'02 (3.52m x 3.11m) at max.

En-Suite: 6'11 x 3'11 (2.12m x 1.20m)

Bedroom Two: 14'05 x 8'11 (4.41m x 2.73m)

En-Suite: 8'06 x 5'02 (2.61m x 1.60m)

Bedroom Three: 11'06 x 9'06 (3.51m x 2.90m)

Bedroom Four: 8'10 x 8'06 (2.72m x 2.64m)

Bathroom: 8'06 x 5'10 (2.60m x 1.79m)

Double Garage/Workshop: 24'06 x 18'10 (7.48m x 5.74m)

### ANNEX:

Entrance Hall: 8'06 x 3'08 (2.61m x 1.34m)

Studio: 15'02 x 12'05 (4.63m x 3.79m) at max.

Open Plan Living Area: 16'09 x 15'02 (5.11m x 4.64m) at max.

Bedroom: 15'02 x 9'07 (4.63m x 2.94m)

Inner Hall: 7'06 x 3'09 (2.30m x 1.15m)

Shower Room: 7'09 x 5'03 (2.38m x 1.61m) at max.





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## Services:

Mains Electricity and water. Drainage to septic tank. Oil Central Heating.

## Council Tax:

Band D

## EPC Rating:

Band D

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

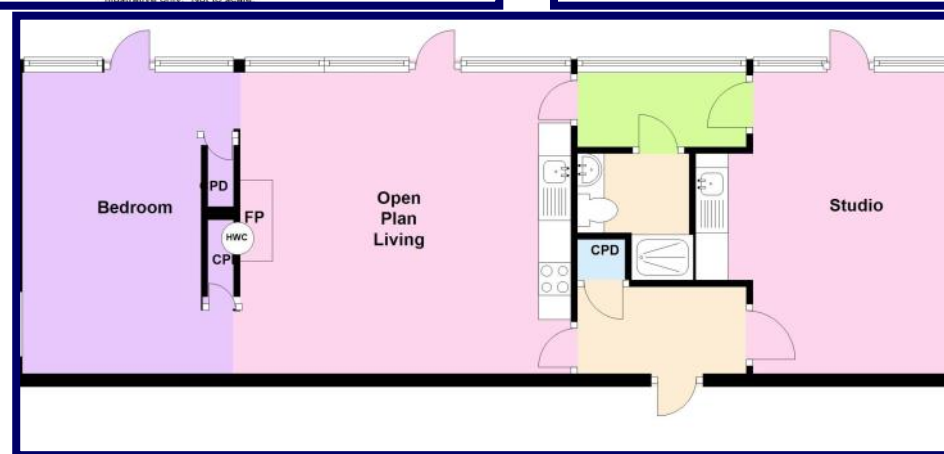
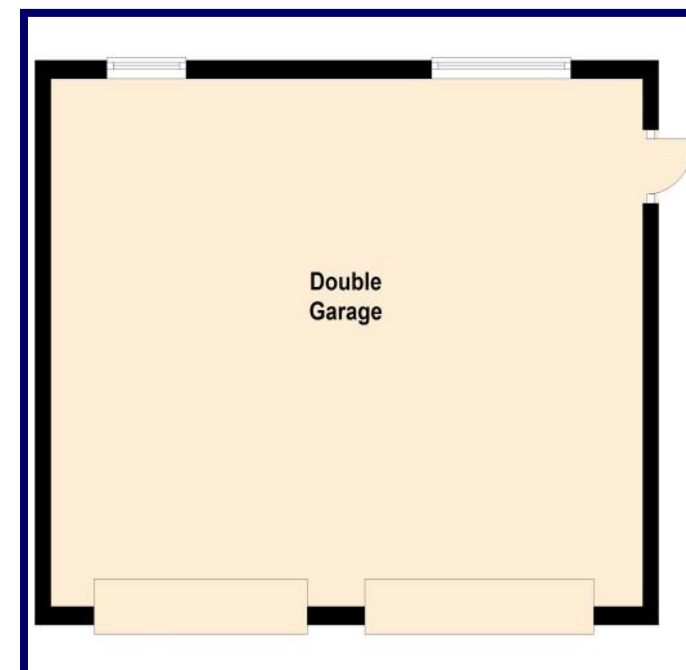
By mutual agreement.

## Directions:

From Portree take the A87 towards Dunvegan and Uig, turn left up the Struan Road B885 at the Howdens Industrial Unit. Travel along this road until the end reaching Bracadale. Turn right onto the A863 and continue on this road passing through the township of Ose and near Caroy. Upon the bend there will be a sign post directing you to turn right to Balameanach. The property is the first house on your right hand side.



Illustrative only. Not to scale.



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.

**The Isle of Skye Estate Agency** Kyle Office: Main Street  
Portree Office: Bridge Road Kyle of Lochalsh  
Portree Ross-Shire  
Isle of Skye IV54 8RD