



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555



An Aisling, Fanks, Edinbane, Isle of Skye, IV51 9PX.

Fixed Price £400,000

Superior Detached House
Three Bedrooms (1 en-suite)

Well Maintained Garden Grounds
UPVC Double Glazing and Oil Fired Central Heating

Walk-In Condition
Stunning Sea Views

Description:

An Aisling is a superior modern detached 3 bedroom property set within the peaceful township of Fanks boasting panoramic views across the Minch towards the Isle of Harris.

An Aisling is an exceptionally well presented property finished to the highest standard throughout boasting high quality fittings and fixtures and finished with light and contemporary décor. In addition the property further benefits from oil fired central heating, open fire in the lounge, UPVC double glazing and generous garden grounds.

The bright and airy accommodation within is set out over two floors and comprises of: entrance hallway, lounge, kitchen diner/family room, utility room and WC on the ground floor with landing, bathroom and three bedrooms (1 en-suite) on the first floor.

Externally, the property is set within generous garden grounds. The neat and well maintained garden grounds are mainly laid to lawn with a large gravel parking area to the front and side of the property providing ample parking space for several cars. The garden grounds also host a summer house and two sheds along with an electric car charging point to the side of the property.

An Aisling would make a wonderful contemporary home set in a beautiful location with widespread sea views over the Minch towards Harris and must be viewed to fully appreciate the property and views on offer.



Room sizes

Ground Floor

Entrance Hallway: 4.18m x 4.12m (13'08" x 13'06") at max.

Lounge: 6.59m x 4.03m (21'07" x 13'02").

Kitchen Diner/Family Room: 6.60m x 4.02m (21'07" x 13'02").

Utility Room: 3.07m x 2.55m (10'00" x 8'04").

WC: 1.65m x 0.98m (5'05" x 3'02").

First Floor

Landing: 4.19m x 5.12m (13'08 x 16'09) at max.

Master Bedroom: 4.49m x 4.03m (14'08" x 13'02").

Master En-Suite: 4.04m x 1.72m (13'03" x 5'07").

Bedroom Two: 4.02m x 3.51m (13'02" x 11'06").

Bedroom Three: 4.01m x 2.96m (13'01" x 9'08").

Bathroom: 4.18m x 2.57 (13'08" x 8'05") at max.





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Services:

Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating.

Council Tax: E

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

By mutual agreement.

Directions:

From Portree take the (A87) signposted for Uig. At the junction by Borve, take the left turn onto the A850 heading towards Dunvegan. Before reaching Flashadder take the right turn signposted to Fanks and continue on this road, An Aisling will be the 3rd house on the left hand side of the road.

Location:

Fanks is a peaceful township located some 2 miles from Edinbane, the nearest village where facilities include a furniture shop, hotel, lodge and primary school. Portree, the island's capital town is located some 12 miles away and offers a good selection of local facilities and services such as supermarkets, shops, hotels, restaurants, bars, leisure facilities, a cottage hospital and modern medical centre and both primary and secondary schooling.



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Portree Office: Bridge Road

Portree
Isle of Skye
IV51 9ER
IV51 9ER

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD

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.