



# The Isle of Skye Estate Agency

[www.iosea.co.uk](http://www.iosea.co.uk)

The Isle of Skye Estate Agency

Portree Office: [sales@iosea.co.uk](mailto:sales@iosea.co.uk)

01478 612 683

Kyle Office: [kyle@iosea.co.uk](mailto:kyle@iosea.co.uk)

01599 534 555



**Ashbank, 3 Kilbride, Broadford, Isle of Skye, IV49 9BB.**

**Offers Over £525,000**

Detached Property

4 Bedrooms (1 en-suite)

Substantial Garden Grounds

Generous Size Living Accommodation

Oil Fired Central Heating & Partial Underfloor Heating

Workshop & Chalet



## Description:

Ashbank is an immaculately presented four bedroom property set within the tranquil township of Kilbride, boasting rural views towards the breathtaking mountain 'Bla Bheinn' and conveniently located only a short drive from the popular village of Broadford, Skye's second largest town.

Ashbank is an exceptionally well-presented property, refurbished by the current owners and finished to a very high standard throughout boasting quality fixtures and fittings and finished with light and contemporary décor. In addition, the property further benefits from partial underfloor heating throughout the ground floor, oil-fired central heating, wood burning stoves and UPVC double glazing throughout.

The bright and airy accommodation within is set out over two floors and comprises of: entrance vestibule, hall, lounge, sitting room/study, conservatory, open plan kitchen/dining/family room, rear hallway, W.C., and utility room on the ground floor with landing, bathroom, sizeable double bedroom suite with dressing room/en-suite bathroom and three further bedrooms on the first floor. The property also hosts a detached chalet which is currently utilised for office space and benefits from a spacious loft, however, the chalet has previously and could be used as a self-contained holiday let (subject to obtaining the relevant permissions and consents).

Externally, the property is set within generous garden grounds extending to approximately 0.75 acres with several mature shrubs and trees. The neat and well maintained garden grounds are mainly laid to lawn with a gravelled driveway leading up to the front and side of the property providing ample space for parking. The garden grounds also host a large detached industrial garage, a timber shed and log store.

Ashbank would make a wonderful home set in a beautiful location with widespread rural views and must be viewed to fully appreciate the package on offer.





## Room sizes:

### Ground Floor

**Entrance Vestibule** 1.66m x 1.66m (5'05" x 5'05").

**Hall** 4.33m x 2.16m (14'02" x 7'00").

**Lounge** 4.35m x 4.28m (14'03" x 14'00").

**Sitting Room/Study** 4.29m x 3.13m (14'00" x 10'03").

**Conservatory** 4.45m x 2.00m (14'07" x 6'06").

**Open Plan Kitchen/Dining/Family Room** 8.17m x 7.88m (26'09" x 25'10") at max.

**Rear Hallway** 4.89m x 2.65m (16'00" x 8'08") at max.

**W.C.** 2.28m x 1.49m (7'05" x 4'10").

**Utility Room** 2.58m x 2.29m (8'05" x 7'06") at max.



### First Floor

**Landing** 2.96m x 2.63m (9'08" x 8'07") at max.

**Bathroom** 2.97m x 1.69 (9'08" x 5'06").

**Bedroom Suite** 4.51m x 3.58m (14'09" x 11'09").

**Dressing Room** 5.09m x 2.55m (16'08" x 8'04") at max.

**En-Suite** 3.53m x 1.83m (11'07" x 6'00").

**Bedroom Two** 4.35m x 3.17m (14'03" x 10'04").

**Bedroom Three** 3.30m x 2.85m (10'09" x 9'04").

**Bedroom Four** 2.96m x 2.92m (9'08" x 9'07") at max.





# The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

## Services:

Mains Electricity & Water. Drainage by way of private septic tank.  
Oil-fired central heating.

## Council Tax:

Band F

## 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 the A87 take the B8083 turning at Broadford Hotel signposted to Elgol and Torrinn. Follow the road for approx. 5 miles. You will come to the fork in the road, take the left hand turn for 'Kilbride', cross over the cattlegrid and continue straight. Ashbank is then located on your left hand side with the property name located on the gate to the front.



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

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

Portree Office: Bridge Road  
Portree  
Isle of Skye  
IV51 9ER

Kyle Office: Main Street  
Kyle of Lochalsh  
Ross-Shire  
IV40 8AB