



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



Braigh A'Roid, Harrapool, Broadford, Isle of Skye, IV49 9AQ.

Offers Over £385,000

Detached Property

Oil-Fired Central Heating

Quiet Area Close To Amenities

Four Bedrooms

Private Garden Grounds

Stunning Sea & Mountain Views

Description:

Braigh A'Roid is a substantial, detached four bedroom bungalow located in the tranquil village of Harrapool on the outskirts of Broadford. Set in an enviable position, Braigh A'Roid boasts stunning panoramic views towards Broadford Bay & Beinn na Caillich.

Braigh A'Roid is a generously proportioned modern property set in a wonderful position affording widespread views towards Broadford Bay and the Isle of Pabay. The property was completed in 2003 and offers substantial living accommodation throughout and has been tastefully decorated and very well-maintained by the current owners. On the edge of Broadford village, the property is ideally positioned to take advantage of all of the amenities and facilities the area has to offer and is an ideal base for those who wish to explore the island's spectacular sights.

With well appointed and contemporary rooms throughout, the property comprises: entrance vestibule, hallway, lounge, kitchen/diner, dining room, utility, bathroom and four bedrooms (2 en-suites). The property additionally benefits from double glazing, oil fired central heating, an open fireplace and ample built-in storage throughout.

Externally, the property is located on a private tarmacked road offering parking for several vehicles. The surrounding wraparound garden is primarily laid to lawn, with shrubs and bushes along the border and a gravelled area to the front and side elevation from where you can enjoy the surroundings on offer. The property further hosts a timber garden shed and foundations to the rear with services on site for a cabin or outbuilding to be connected.

Braigh A'Roid provides a fantastic opportunity to purchase a stunning home and must be viewed to fully appreciate the beautiful setting and views on offer.

The property additionally hosts an immaculately presented garden lodge which is available under separate negotiation.



Room sizes

Ground Floor:

Entrance Vestibule

1.85m x 1.81m (6'00" x 5'11").

Hallway

12.74m x 3.05m (41'09" x 10'00") at max.

Lounge

6.14m x 5.40m (20'00" x 17'08") at max.

Kitchen

4.79m x 4.09m (15'08" x 13'04") at max.

Utility

2.78m x 1.67m (9'01" x 5'05").

Dining Room

3.70m x 3.10m (12'01" x 10'02").

Bathroom

2.90m x 2.90m (9'06" x 9'06").

Bedroom One

4.11m x 4.07m (13'05" x 13'04").

En-Suite

2.35m x 1.72m (7'08" x 5'07").

Bedroom Two

4.12m x 3.60m (13'06" x 11'09").

En-Suite

2.13m x 1.75m (7'00" x 5'08").

Bedroom Three

3.63m x 3.42m (11'11" x 11'02") at max.

Bedroom Four

4.11m x 3.03m (13'05" x 9'11").





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Services:

Mains water and electricity. Drainage to septic tank. Oil-fired central heating.

Council Tax: Band E

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.

By mutual agreement.

Directions: Heading north on the A87 you will pass through Breakish and flow through into Skullamus, continue past the junction for Sleat and follow the road towards the Broadford Veterinary Practice. The road for 'Heaste' is the first left directly across from the vet. Take this junction and follow the road for approximately 350m and the property is then located on your right hand side.

Location: Harrapool is a small township forming part of the village of

Broadford and is well positioned to take advantage of the facilities offered by the area with shore and moorland walks right on the doorstep, ideal for wildlife and birdlife enthusiasts, and yet is close for the many amenities that the thriving village of Broadford has to offer such as doctors, hospital, primary schooling and churches. There are also excellent local services including a supermarket, petrol station, builder's merchant and a varied range of shops, hotels, bars and restaurants. Portree the Island's capital is some 26 miles to the north where secondary schooling is available, whilst the Skye Bridge is approximately 7 miles to the east providing easy access to the mainland.



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.

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