



# The Isle of Skye Estate Agency

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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



**Rosehaugh, Broadford, Isle of Skye, IV49 9AA.**

**Offers Over £355,000**

**Detached Property**

**5 Bedrooms**

**Sea & Mountain Views**

**Shore Side Location**

**Garden Grounds and Private Parking**

**Near to Local Amenities**



## Description:

Rosehaugh is an impressive five-bedroom detached property. Located on the outskirts of the popular village of Broadford and occupying a wonderful position by the shore, panoramic sea views across Broadford Bay, the Inner Sound and beyond are afforded.

Rosehaugh is a substantial property set within generous garden grounds located off a quiet road on the outskirts of Broadford. The property has been well maintained by the current owner and is presented in walk-in condition. Rosehaugh currently operates as a successful bed and breakfast with additional income opportunities available from the detached wooden chalet and static caravan located within the garden grounds.

The spacious accommodation within consists of; conservatory, hallway, lounge, kitchen, utility, shower room and three bedrooms (2 en-suite) on the ground floor. The first floor hosts a landing, shower room and two bedrooms (1 en-suite). The property benefits from double glazing throughout, oil fired central heating and ample built-in storage.

Externally the property boasts private garden grounds with a tarred driveway to the side elevation with ample space for parking. The garden is mainly laid to lawn with many established trees, shrubs and bushes. The property further hosts a detached timber shed and garage with electricity supply, providing additional storage space.

Rosehaugh would make a wonderful family home or holiday let with fantastic business potential set in a peaceful position with breathtaking sea views and must be viewed to fully appreciate the package on offer.





## Room sizes:

### Ground Floor

#### Conservatory

4.03m x 2.86m (13'02" x 9'04") at max.

#### Hallway

4.59m x 3.74m (15'00" x 12'03").

#### Lounge

7.12m x 3.78m (25'03" x 12'04").

#### Kitchen

3.93m x 2.62m (12'10" x 8'07").

#### Utility

4.57m x 3.41m (14'11" x 11'02").

#### Shower Room

3.14m x 2.59m (10'03" x 8'05").

#### Bedroom One

3.14m x 2.59m (10'03" x 8'05").

#### En-Suite Bathroom

3.14m x 2.59m (10'03" x 8'05").

#### Bedroom Two

3.14m x 2.59m (10'03" x 8'05").

#### En-Suite Shower Room

3.14m x 2.59m (10'03" x 8'05").

#### Bedroom Three

3.14m x 2.59m (10'03" x 8'05").

### First Floor

#### Bedroom Four

3.48m x 2.81m (11'04" x 9'02").

#### En-Suite Shower Room

3.49m x 3.15m (11'05" x 10'03").

#### Bedroom Five

1.65m x 1.25m (5'04" x 4'01").

#### Shower Room

3.14m x 2.59m (10'03" x 8'05").





## Services:

Mains water, electricity & drainage. Oil-fired central heating.

## Council Tax:

Band E

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

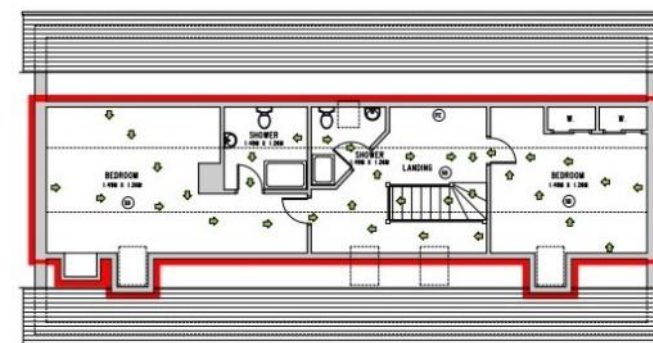
Strictly by appointment through The Isle of Skye Estate Agency.

## Entry:

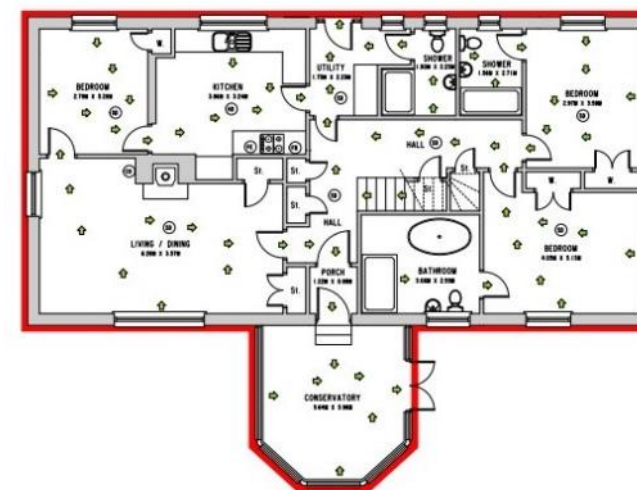
By mutual agreement.

## Directions:

From the A87 in Broadford as though you were travelling towards Portree, take the first right signposted for the 'Youth Hostel' (the junction before the hospital). Follow the road straight round, past the junction on the left and the property is then located second on the left hand side.



FIRST FLOOR PLAN  
LICENSING DRAWING



GROUND FLOOR PLAN  
LICENSING DRAWING

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