



# The Isle of Skye Estate Agency

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

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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



**Wild Geese, 15 Harrapool, Broadford, Isle of Skye, IV49 9AH.**

**Offers Over £275,000**

Detached Property

Electric Heating

Quiet Area

Four Bedrooms

Private Garden Grounds

Spectacular Sea Views

## Description:

Wild Geese is a well-presented, detached four bedroom bungalow located in the idyllic village of Harrapool. Set back from the main road in an enviable and peaceful position, the property boasts stunning views over Broadford Bay towards the Island of Pabay and the Applecross hills.

Wild Geese is a deceptively spacious four bedroom property located in Harrapool, South Skye affording stunning views towards Broadford Bay. The subjects are located in an idyllic area of the village and the property is ideally positioned to take full advantage of all the local amenities and attractions that the area has to offer.

The accommodation within is set out over one floor and comprises of: entrance hallway, living room, kitchen/breakfast room, dining room, conservatory, shower room, inner hallway, bathroom and four bedrooms. The property further benefits from double glazing, electric heating, a multi-fuel stove and ample built-in storage throughout.

Externally, a driveway leads from the township road and provides parking to the side of the property. The garden is mainly laid to grass with many established trees, shrubs and raised beds for planting. Wild Geese further benefits from a timber garden shed utilised for storage purposes.

Wild Geese would make for a wonderful family home set in an enviable position with sea views and must be viewed to fully appreciate the setting and views on offer.



# Room sizes

## Ground Floor:

### **Entrance Hallway**

4.89m x 2.04m (16'00" x 6'08") at max.

### **Living Room**

4.84m x 3.78m (15'10" x 12'04") at max.

### **Kitchen/Breakfast Room**

3.92m x 3.12m (12'10" x 10'02").

### **Dining Room**

3.87m x 3.45m (12'08" x 11'03") at max.

### **Conservatory**

3.60m x 1.93m (11'09" x 6'04").

### **Shower Room**

2.09m x 2.04m (6'10" x 6'08") at max.

### **Inner Hallway**

2.53m x 1.46m (8'03" x 4'09") at max.

### **Bathroom**

2.82m x 1.51m (9'02" x 4'11").

### **Bedroom One**

3.87m x 3.45m (12'08" x 11'03") at max.

### **Bedroom Two**

3.11m x 2.89m (10'02" x 9'05") at max.

### **Bedroom Three**

4.20m x 3.11m (13'09" x 10'02") at max.

### **Bedroom Four**

4.16m x 2.91m (13'07" x 9'06").





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## Services:

Mains electricity & water. Private drainage to septic tank.  
Electric heating.

**Council Tax:** Band E

## EPC Rating:

Band F

## 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:** Heading north on the A87 you will pass through Breakish and flow through into Skullamus, continue beyond the junction for Sleat. Take the first junction on the left before the Hebridean Hotel. Continue up the private road for approx. 300m and the property can be found at the corner on the left hand side of the road.

**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.

## 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