



# 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



**Birnam, 1 Bayview Crescent, Broadford, Isle of Skye, IV49 9BD.**

**Offers Over £360,000**

Detached Property  
LPG Central Heating

3 Bedrooms (2 en-suite)  
Double Glazing

Peaceful Location  
Ideal Family Home

## Description:

Birnam is an immaculately presented, detached three bedroom bungalow located in Bayview Crescent, a peaceful area in the popular village of Broadford. Set in an enviable position, the property boasts partial sea views over Broadford Bay towards the Island of Pabay and the Applecross hills.

Built in 1975, Birnam is a well presented three bedroom bungalow located in Broadford, South Skye affording partial sea views towards Broadford Bay. The tastefully decorated property is presented in walk-in condition with bright and airy rooms all finished in contemporary tones throughout.

The accommodation within is set out over one floor and comprises of: entrance vestibule, hallway, kitchen/dining room, utility room, conservatory, lounge, bathroom and three bedrooms (2 en-suite). The property further benefits from UPVC double glazing, an electric stove and LPG central heating.

Externally, the garden to the front is mainly laid to gravel providing ample space for several cars to park and boasts breathtaking views of the popular Beinn na Caillich. To the rear, the garden is mainly laid to lawn. The property further benefits from a decking area to the rear which provides a wonderful spot to sit and enjoy the peaceful surroundings. The garden also hosts an attached timber shed, timber summerhouse and a greenhouse.

Birnam would make a stunning family home set in a wonderful position with sea views and must be viewed to fully appreciate the setting on offer.



## Room sizes

### Ground Floor:

**Entrance Vestibule:** 2.93m x 2.25m (9'07" x 7'04") at max.

**Kitchen/Dining Room:** 6.30m x 3.55m (20'07" x 11'07") at max.

**Utility Room:** 2.41m x 1.47m (7'10" x 4'09").

**Conservatory:** 4.01m x 3.17m (13'01" x 10'04").

**Lounge:** 5.94m x 5.09m (19'05" x 16'08").

**Bathroom:** 2.82m x 1.79m (9'03" x 5'10").

**Study:** 3.09m x 1.25m (10'01" x 4'01").

**Bedroom One:** 3.08m x 3.02m (10'01" x 9'10") at max.

**Bedroom Two:** 4.05m x 3.05m (13'03" x 9'11") at max.

**En-Suite:** 1.74m x 1.73m (5'08" x 5'08") at max.

**Bedroom Three:** 4.35m x 3.07m (14'03" x 10'00") at max.

**En-Suite:** 2.25m x 1.86m (7'04" x 6'01") at max.





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## Services:

Mains Electricity, Water & Drainage. LPG  
Central Heating.

## Council Tax:

Band E

## EPC Rating:

Band E

## Home Report:

Please contact The Isle of Skye Estate Agency.

## Viewings:

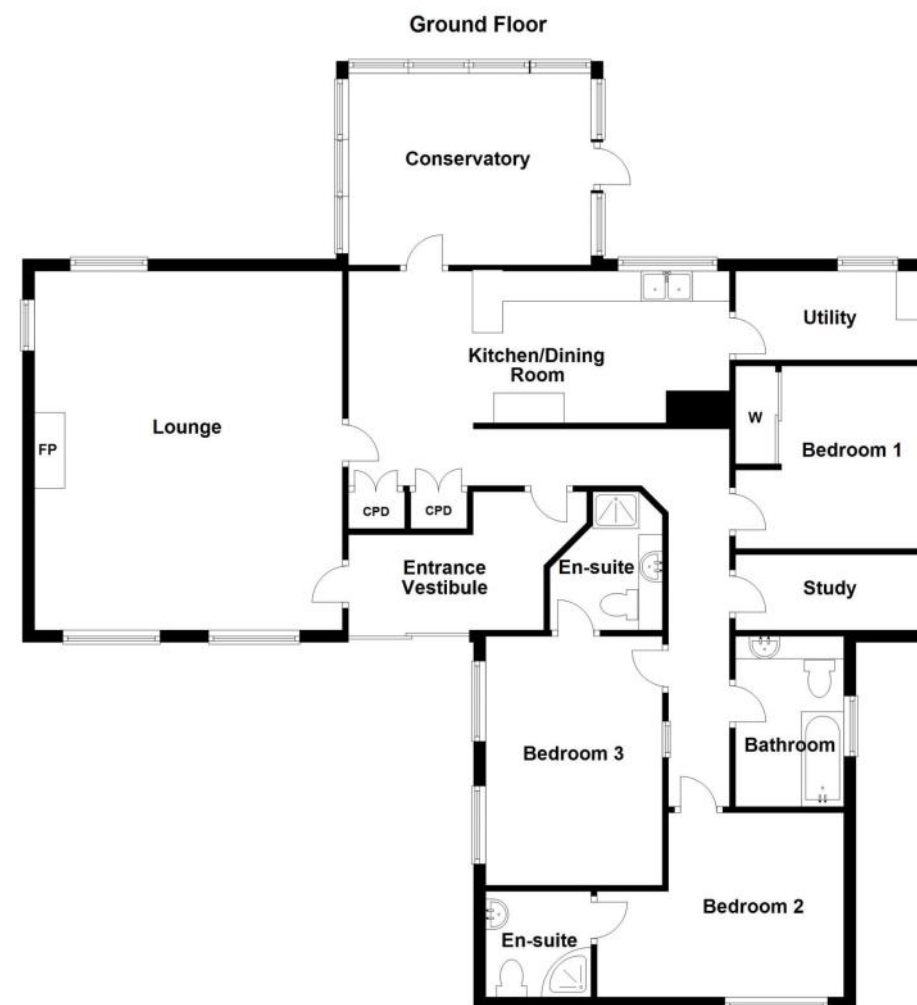
Strictly by appointment through The Isle of  
Skye Estate Agency.

## Entry:

By mutual agreement.

## Directions:

From the A87 in Broadford, as though you were  
travelling towards Portree, drive past Asda Petrol  
Station then take the first left hand turn after the  
Church of Scotland located on your left hand side  
signposted 'Glen Road'. Continue up towards the  
roundabout and take the third exit signposted  
'Bayview Crescent'. Birnam is then the first property  
on the left hand side.



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