



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



An Acail, Borneskitaig, Kilmuir, Isle of Skye, IV51 9YS.

Offers Over £330,000

Detached House
Four Bedrooms

Electric Central & Double Glazing
Generous Garden Grounds

Sea Views
Walk-in Condition

Description:

An Acail is an immaculately presented detached four bedroom house located in the peaceful crofting township of Borneskitaig affording widespread views across the surrounding croft land towards Camus Mor bay and across the Minch to Harris and North Uist.

An Acail is a beautifully appointed four bedroom property set in the rural crofting township of Borneskitaig, a short drive from the village of Uig and all the amenities on offer. Lovingly updated by the current owners the property boasts quality finishes such as oak doors and new bathroom. Sitting in private garden grounds An Acail offers spacious family accommodation with bright, well proportioned rooms and ample built in storage space.

The accommodation within comprises of: entrance porch, hallway, lounge, dining kitchen, bathroom and two bedrooms on the ground floor. The upper floor has two king size bedrooms and a shower room. The property further benefits from electric central heating, double glazing, interlinked smoke detectors and a newly installed wood burning stove in the lounge. There is a storage shed attached to side of the property which serves as a laundry with electricity and plumbing connected. A raised decking area is accessed from the lounge and is the perfect place from which to enjoy the stunning sunsets.

Located on a newly tarmacked private road serving two properties, the property offers parking for several vehicles. The surrounding wraparound garden is primarily laid to lawn, with shrubs, bushes, and trees along the border.

An Acail presents a wonderful opportunity to purchase a family home in a lovely setting and must be viewed to fully appreciate what is on offer.



Room sizes

Ground Floor:

Entrance Porch

1.77m x 2.97m (5'09" x 9'09").

Hallway

3.65m x 2.87m (11'11" x 9'04").

Lounge

3.64m x 4.96m (11'11" x 16'03").

Dining Kitchen

5.87m x 3.22m (19'03" x 10'06").

Bedroom Three

3.93m x 4.32m (12'10" x 14'02") at max.

Bedroom Four / Office

2.55m x 3.93m (8'04" x 12'10").

Bathroom

3.21m x 1.94m (10'06" x 6'04").

First Floor:

Bedroom One

4.99m x 4.76m (16'04" x 15'07").

Bedroom Two

3.93m x 4.76m (12'10" x 15'07").

Shower Room

1.54m x 1.67m (5'00" x 5'05").





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Services:

Mains water and electricity. Drainage to septic tank. Electric central heating.

Council Tax: Band E

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

Strictly by appointment through The Isle of Skye Estate

Entry:

Directions:

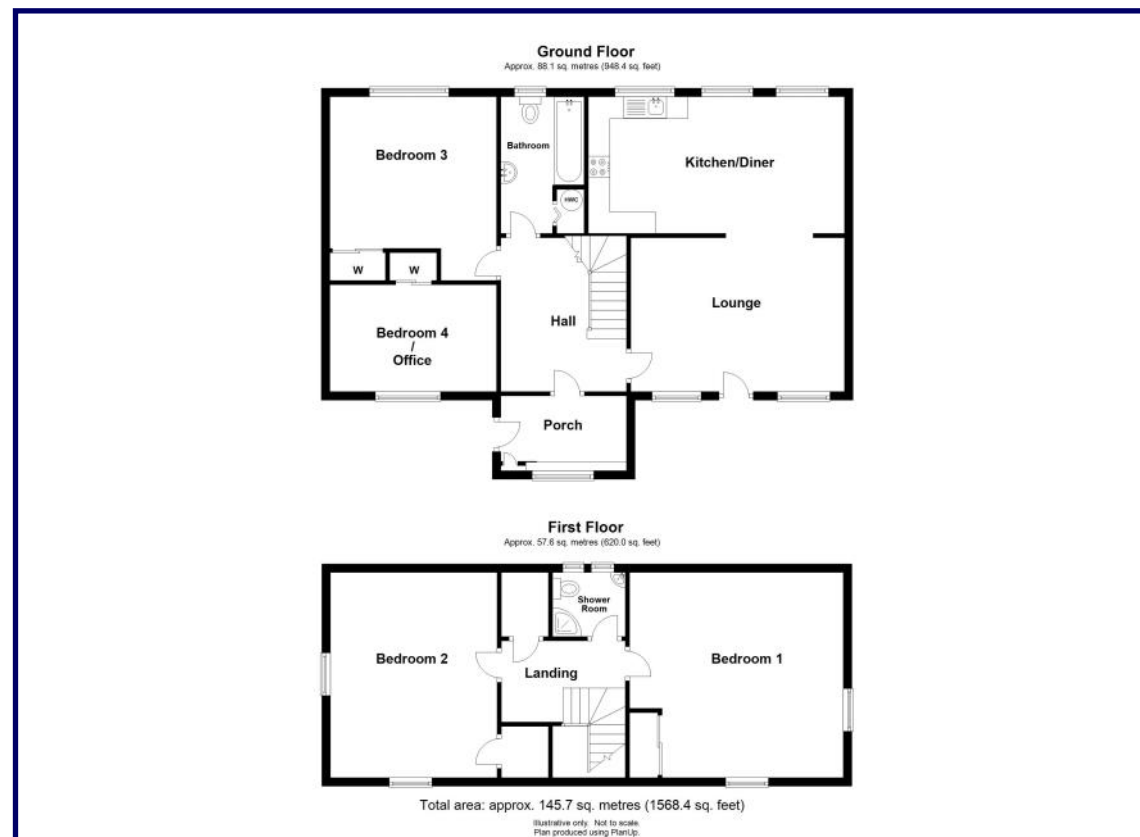
What3Words: ///hacksaw.device.cheetahs

Heading north out of Uig on the A855 you will pass through Linicro and Kilmuir before reaching Kilvaxter. Take the left turning onto Willows Road signposted 'Borneskitaig'.

An Acail is located on the right hand side immediately beyond the thatched cottage.

Location:

Borneskitaig is a small, friendly community located within the coastal township of Kilmuir, just north of Uig. Facilities in Kilmuir include a primary school, village hall and church. Uig is just a short drive south and is the main ferry terminus with regular sailings to the outer isles of Harris & Lewis via Tarbert and the Uists' via Lochmaddy. Local services in Uig include a general store, petrol station, pub, bakery, primary schooling and the local Skye Brewery. More enhanced services including supermarket, many restaurants, banks, a cottage hospital and secondary school can be found in Portree, the island's capital some 20 miles south. It is also only a short distance to the heart of the Quiraing and the Trotternish Ridge and only a short drive to the north you have the ruinous Duntulm Castle.



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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.

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

Kyle Office: Main Street
Kyle of Lochalsh
Ross-Shire
IV54 8RD