



The Isle of Skye Estate Agency

www.iosea.co.uk

The Isle of Skye Estate Agency

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The Bridge, Kendram, Kilmaluag, IV51 9UL

Four Bedroom Detached House

Generous Size Living Accommodation

Two Detached Suites

Oil Fired Central Heating

Off Street Parking

Peaceful Location / Stunning Views

Offers Over £450,000

Description:

The Bridge Bed & Breakfast and Suites is a modern, immaculately presented self-catering business situated in the small township of Kilmaluag, affording views towards Kilmaluag Bay, on the north coast of the Isle of Skye.

The Bridge offers an excellent opportunity to take over a successful bed & breakfast property comprising of a 4-bedroom main house with 2 further suites to the rear. The main house was built in 2017 with the 2 self catering apartments following in 2020. The property offers the option for the new owners to use the main house as a family home whilst retaining the apartments as the main business. Presented in walk-in condition The Bridge really must be viewed to appreciate the subjects for sale. The property is perfectly situated to take advantage of the many tourist attractions Skye has to offer including the spectacular Trotternish Ridge, the Old Man of Storr, Kilt Rock and the stunning Quiraing.

The main property comprises of a large, bright dining area, kitchen and two en-suite double bedrooms on the ground floor. Upstairs are two more en-suite double bedrooms and a well proportioned lounge area affording views towards Kilmaluag Bay. The house benefits from triple glazing and oil fired central heating. The two suites each comprise of a dining area, small kitchen, double bedroom and en-suite shower room. Heating is by way of modern electric panel heaters.

This listing is presented in turn key condition and, with the exception of the Chesterfield sofas, is being sold fully furnished including all linen.



Room sizes:

FOUR BEDROOM MAIN HOUSE (B&B)

OPEN PLAN LIVING / DINING

4.75m x 4.81m (15'07" x 15'09") at max.

KITCHEN

2.21m x 4.74m (7'02" x 15'06").

BEDROOM ONE

3.66m x 4.71m (12'00" x 15'05").

EN SUITE

1.80 x 3.66m (5'10" x 12'00").

BEDROOM TWO

3.66m x 4.71m (12'00" x 15'05").

EN SUITE

1.80m x 3.66m (5'10" x 12'00").

BEDROOM THREE

3.65m x 4.84m (11'11" x 15'10").

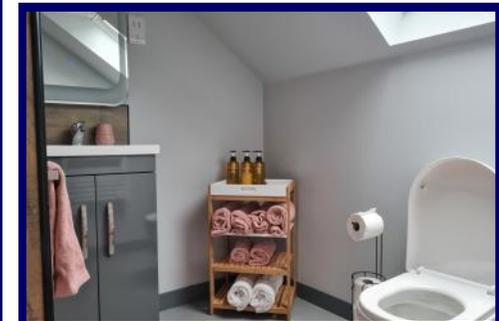
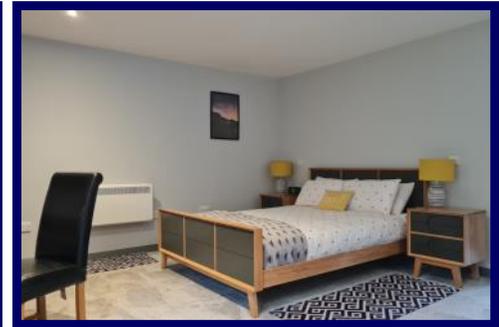
EN SUITE

2.21m x 2.85m (7'02" x 9'04") at max.

BEDROOM FOUR

EN SUITE

2.32m x 2.85m (7'07" x 9'04") at max.





Services:

Mains water & electricity. Drainage to septic tank.

Council Tax:

Band - Business Rates

EPC Rating:

Band B

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

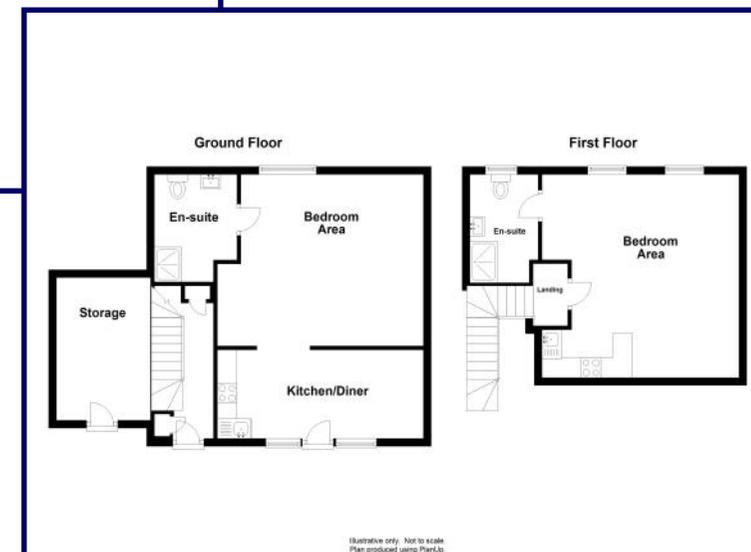
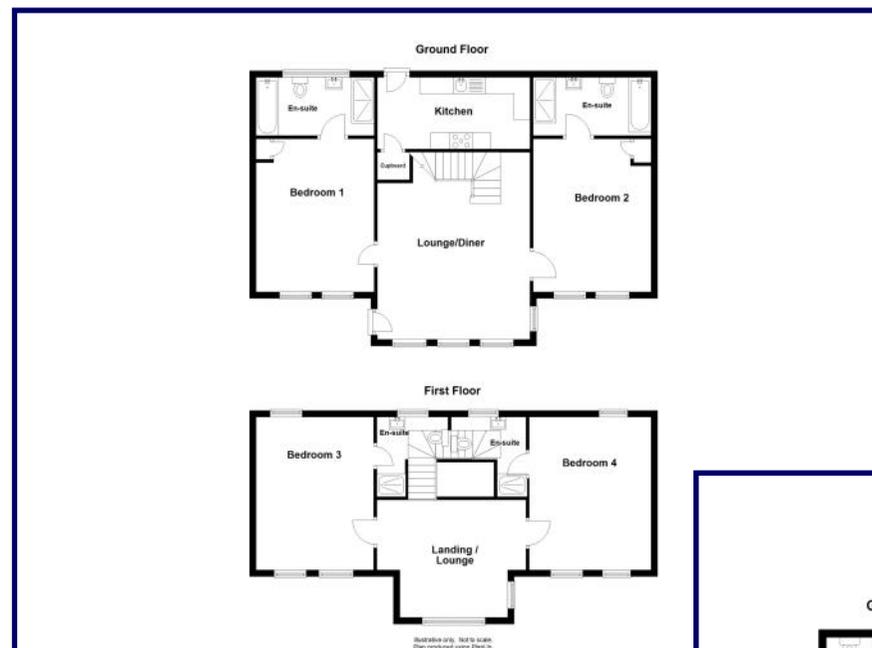
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

From Portree follow the A87 to Uig. At Uig turn off onto the A855 following signs for Kilmaluag. When you come into Kilmaluag after roughly half a mile you will pass a sign for Conista and go over a stone bridge. The property is located on the right hand side of the road just after the Bridge. Alternatively you can come from Portree following the signs for Staffin [A855]. When you come into Kilmaluag follow the road for roughly half a mile and the property is situated on the left hand side of the road just before the stone bridge.



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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Portree
Isle of Skye
IV51 9ER
IV51 9ER

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