



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



Borrodale, Achnandarach, Plockton, IV52 8TY.

Offers Over £300,000

Detached Bungalow

Oil-Fired Central Heating

Quiet Area

Three Bedrooms

Private Garden Grounds

Attached Single Car Garage

Description:

Borrodale is an immaculately presented three bedroom detached bungalow located in the tranquil hamlet of Achnandarach affording distant sea views and idyllic surroundings.

Borrodale is a well maintained three bedroom bungalow set in the picturesque hamlet of Achnandarach, a short drive from the popular village of Plockton where all local amenities are on offer. Set upon generous garden grounds within easy commuting distance to Plockton and Kyle of Lochalsh, Borrodale offers spacious accommodation with bright, well proportioned rooms and ample built-in storage space throughout.

The accommodation within comprises of: entrance vestibule, hall, living room, kitchen/dining area, conservatory, bathroom and three bedrooms (1 en-suite). The property further benefits from double glazing, an open fireplace and oil-fired central heating.

Externally, the property is set within neat private garden grounds which are mainly laid to lawn with many mature shrubs, bushes, plants and trees. The property is accessed via a private gravelled driveway providing sufficient space for parking. There is a decking area to the front of the property from where you can relax and enjoy the peaceful surroundings on offer. Borrodale boasts a timber summerhouse to the rear and an attached single car garage to the side elevation which benefits from an electricity supply with windows to the side and rear elevations.

Borrodale presents a wonderful opportunity to purchase a lovely family home and must be viewed to fully appreciate the beautiful setting on offer.



Room sizes

Ground Floor:

Entrance Vestibule

1.70m x 1.16m (5'06" x 3'09").

Hall

6.04m x 3.53m (19'09" x 11'07") at max.

Living Room

4.81m x 4.10m (15'09" x 13'05").

Kitchen/Dining Area

6.33m x 3.61m (20'09" x 11'09").

Conservatory

3.03m x 2.50m (9'11" x 8'02").

Bathroom

3.63m x 1.61m (11'11" x 5'03") at max.

Bedroom One

3.51m x 3.22m (11'06" x 10'06").

En-Suite

2.23m x 1.20m (7'03" x 3'11").

Bedroom Two

3.59m x 3.23m (11'09" x 10'07").

Bedroom Three

3.58m x 2.67m (11'08" x 8'09").





The Isle of Skye Estate Agency

The Isle of Skye Estate Agency

Portree Office: sales@iosea.co.uk

01478 612 683

Kyle Office: kyle@iosea.co.uk

01599 534 555

www.iosea.co.uk

Services:

Mains Water & Electricity. Drainage by way of septic tank.
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:

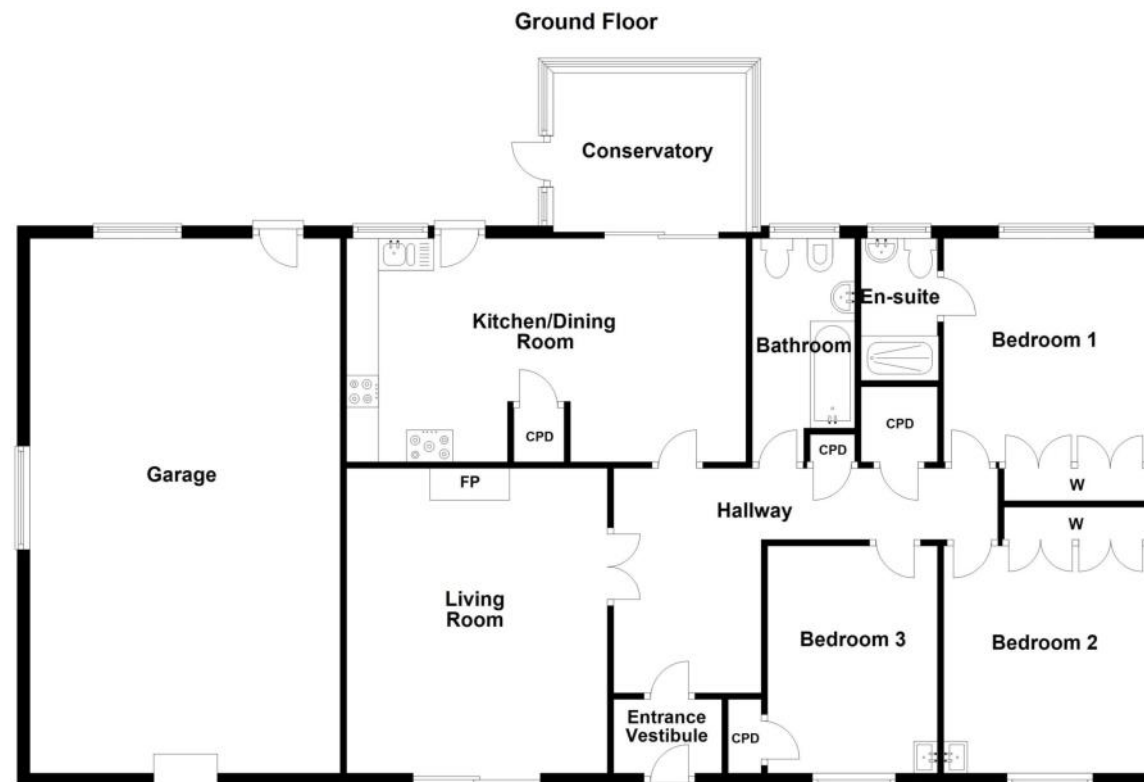
By mutual agreement.

Directions:

From the A87 in Kyle of Lochalsh, turn up Main Street and follow signs towards Plockton. Follow this road straight until you come to Duirinish. Go through Duirinish and turn left over the bridge on the steep hill. Follow the road for a quarter of a mile and then turn right following the sign for Achnandarrach. Follow this road for about half a mile and take the next right hand turn at the sign for Achnandarach. Continue straight on this road and the property is located at the third driveway on the left hand side.

Location:

Achnandarach is peaceful hamlet located approximately 3 miles from the popular village of Plockton which offers a variety of amenities including a takeaway, restaurants, hotels and a village hall which hosts a range of activities. From the property you can sit back and enjoy the everchanging scenery on offer with breathtaking views towards the Isle of Skye and Cuillin mountains. A range of additional facilities can be found in the nearby village of Kyle of Lochalsh which include a supermarket, Post Office, bank, swimming pool and gym, hotels, cafes and more. The capital of the Highlands, Inverness, is located approximately 75 miles away which offers a wide range of facilities and can be accessed via road or rail from Kyle of Lochalsh.



Illustrative only. Not to scale.
Plan produced using PlanUp.

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

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.