



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



Bruadarach, 3 Kensaleyre Park, Kensaleyre, IV51 9XF

Offers Over £360,000

Modern Detached House

4 Bedrooms (2 ensuite)

Family Home

Stunning Master Bedroom

Spacious Lounge with multi-fuel stove

Modern Kitchen

Single Garage/Workshop

Large Garden with Loch Views

Description:

Bruadarach is a beautifully presented, detached four bedroom property located in the picturesque township of Kensaleyre affording stunning views towards Loch Snizort.

Bruadarach is a bright, beautifully appointed, spacious property sitting in private garden grounds within easy commuting distance to Portree. The property has been very well maintained by the current owners with well proportioned rooms and is presented in walk-in condition.

The generous accommodation within is set out over two floors with the lower level comprising; entrance hallway, lounge / diner, kitchen, utility room, shower room and two double bedrooms on the ground floor. The first floor has a large master bedroom en suite bedroom, another double (ensuite) bedroom and a large storage cupboard. The property further benefits from double glazing throughout, oil fired central heating and a multi-fuel stove in the lounge. The kitchen has been recently installed and has integrated appliances including oven & hob and dishwasher. There is also ample built-in storage throughout.

Externally the property is set within neatly landscaped garden grounds which are mainly laid to lawn with an established hedge surrounding. A raised deck area provides stunning views towards the loch. There is a mono-bloc driveway to the side which provides access to the detached garage and ample space for parking. The garage has an electricity supply and outside tap.

Bruadarach offers the opportunity to purchase a well proportioned family home in a prime location a short drive from Portree and must be viewed to appreciate the accommodation on offer.



Room sizes

Entrance Hall: 16'02 x 6'08 (4.93m x 2.04m) at max.

Lounge: 24'05 x 14'04 (7.44m x 4.37m) at max.

Kitchen/Dining Room: 24'04 x 11'02 (7.43m x 3.40m)

Utility Room: 9'04 x 6'07 (2.85m x 2.02m)

Bathroom: 7'03 x 7'06 (2.22m x 2.31m) at max.

Bedroom One: 11'11 x 9'09 (3.64m x 2.98m)

Bedroom Two: 10'04 x 11'02 (3.15m x 3.42m)

Landing: 12'09 x 3'08 (3.88m x 1.13m)

Storage Room: 5'02 x 9'02 (1.59m x 2.81m)

Bedroom Three: 13'05 x 9'09 (4.11m x 2.99m)

En-Suite: 6'08 x 5'00 (2.03m x 1.52m)

Master Bedroom: 20'00 x 16'03 (6.11m x 4.96m) at max.

Master En-Suite: 7'01 x 6'08 (2.16m x 2.03m)





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Services:

Mains water and electricity. Drainage to septic tank.

Council Tax:

Band D

EPC Rating:

Band C

Home Report:

Please contact The Isle of Skye Estate Agency.

Viewings:

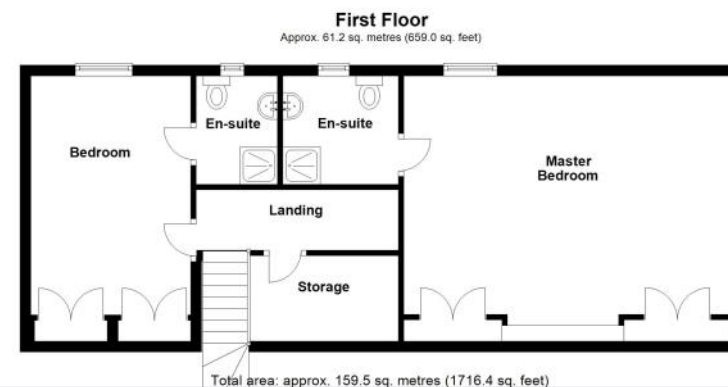
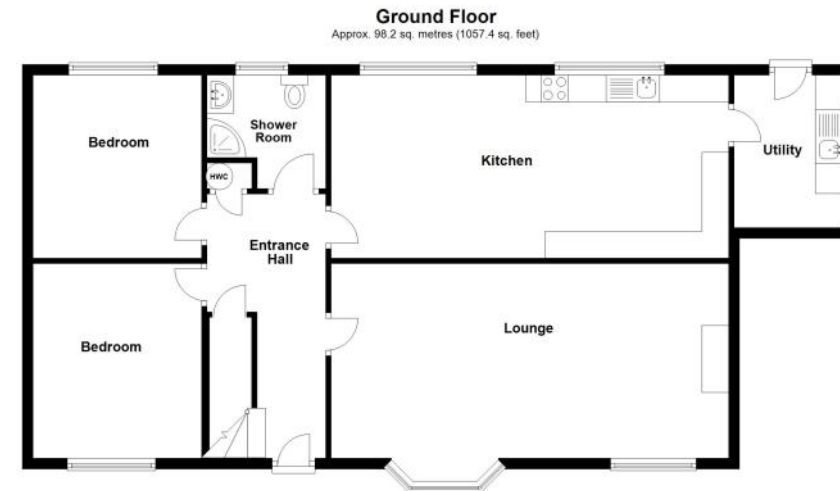
Strictly by appointment through The Isle of Skye Estate Agency.

Entry:

By mutual agreement.

Directions:

Heading from Portree on the A87 towards Uig and 7 miles north of Portree take the right turn signposted Rhenetra before you drive through Kensaleyre village. Bruadarach, 3 Kensaleyre Park is the third house on the right.



Total area: approx. 159.5 sq. metres (1716.4 sq. feet)

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 Office: Bridge Road
Portree
Isle of Skye
IV51 9ER

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