



Ashbank, 3 Kilbride, Isle Of Skye, Scotland, IV49 9BB
Offers Over £495,000

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Ashbank is an immaculately presented four bedroom property set within the tranquil township of Kilbride, boasting rural views towards the breathtaking mountain 'Bla Bheinn' and conveniently located only a short drive from the popular village of Broadford, Skye's second largest town.

- Detached Property
- Generous Living Accommodation
- Substantial Garden Grounds
- Workshop & Chalet
- Oil Fired Central Heating & Partial Underfloor Heating
- 4 Bedrooms (1 en-suite)

Services

Mains Electric & Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band F

Property Description

Ashbank is an exceptionally well-presented property, refurbished by the current owners and finished to a very high standard throughout boasting quality fixtures and fittings and finished with light and contemporary décor. In addition, the property further benefits from partial underfloor heating throughout the ground floor, oil-fired central heating, wood burning stoves and UPVC double glazing throughout.

The bright and airy accommodation within is set out over two floors and comprises of: entrance vestibule, hall, lounge, sitting room/study, conservatory, open plan kitchen/dining/family room, rear hallway, W.C., and utility room on the ground floor with landing, bathroom, sizeable double bedroom suite with dressing room/en-suite bathroom and three further bedrooms on the first floor. The property also hosts a detached chalet which is currently utilised for office space and benefits from a spacious loft, however, the chalet has previously and could be used as a self-contained holiday let (subject to obtaining the relevant permissions and consents).

Externally, the property is set within generous garden grounds extending to approximately 0.75 acres with several mature shrubs and trees. The neat and well maintained garden grounds are mainly laid to lawn with a gravelled driveway leading up to the front and side of the property providing ample space for parking. The garden grounds also host a large detached industrial garage, a timber shed and log store.

Ashbank would make a wonderful home set in a beautiful location with widespread rural views and must be viewed to fully appreciate the package on offer.



Entrance Vestibule (5' 5.35" x 5' 5.35") or (1.66m x 1.66m)

Two steps lead up to UPVC half glazed external door. Windows to the front and side elevations boasting mountain views. Wood laminate flooring. Painted. Access to hallway.

Hallway (14' 2.47" x 7' 1.04") or (4.33m x 2.16m)

Glazed door provides access into hallway. Understair cupboard. Wood laminate flooring. Painted. Access to lounge, sitting room/study and stairs.

Lounge (14' 3.26" x 14' 0.5") or (4.35m x 4.28m)

Bright and spacious lounge with windows to the front elevations. Wood burning stove with slate hearth and timber mantel. Wood laminate flooring. Painted. Access to hall, conservatory and rear hallway.

Sitting room (14' 0.9" x 10' 3.23") or (4.29m x 3.13m)

Sitting room with windows to the front and rear elevations. Wood burning stove with slate hearth and timber mantel. Wood laminate flooring. Painted. Access to hall.

Conservatory (14' 7.2" x 6' 6.74") or (4.45m x 2.00m)

Accessed via a glazed UPVC door from lounge, the conservatory boasts beautiful rural and mountain views from the windows to the front and side elevations. External UPVC glazed door to side elevation. Wood laminate flooring. Painted. Access to open-plan kitchen/dining/family room and lounge.

Open Plan Lounge/Kitchen/Dining Room (26' 9.65" Max x 25' 10.24" Max) or (8.17m Max x 7.88m Max)

Impressive kitchen/dining/family room with an extensive range of modern wall and base units with contrasting granite worktops over. Butler sink. Rangemaster range cooker with ceramic hob and two ovens. Space for white goods. Three Velux windows to the side elevation together with windows to the side elevation. Wood flooring. Painted/partly tiled. Access to conservatory and open plan dining/family room.

Spacious dining area with family room. Bright and airy room with fully glazed patio doors leading out to the rear elevation and windows to the rear and rear and side elevations. Wood flooring. Painted.

Rear Entrance Hall (16' 0.52" x 8' 8.33") or (4.89m x 2.65m)

Rear hallway with built-in cupboard. Half glazed external UPVC door to side elevation. Wood laminate flooring.

Landing (9' 8.54" Max x 8' 7.54" Max) or (2.96m Max x 2.63m Max)

A carpeted staircase provides access to the bright landing. Velux to rear elevation. Access to all bedrooms and bathroom. Carpeted. Painted.

Bathroom (9' 8.93" x 5' 6.54") or (2.97m x 1.69m)

Modern white bathroom suite comprising W.C., vanity wash hand basin, shower cubicle and bath. Window to front elevation. Heated towel rail. Vinyl flooring. Partly tiled/painted.

Bedroom 1 (14' 9.56" x 11' 8.94") or (4.51m x 3.58m)

Spacious master bedroom with windows to the rear and side elevations boasting stunning rural views. Carpeted. Painted.

Dressing Room (16' 8.39" Max x 8' 4.39" Max) or (5.09m Max x 2.55m Max)

Spacious dressing room with two built-in cupboards. Window to the side elevation. Access to bedroom, en-suite and landing.

En-suite shower room (11' 6.98" x 6' 0.05") or (3.53m x 1.83m)

En-suite bathroom comprising W.C., wash hand basin, bath and walk-in shower. Window to side elevation. Heated towel rail. Vinyl flooring. Painted/wet walled.

Bedroom 2 (14' 3.26" x 10' 4.8") or (4.35m x 3.17m)

Double bedroom with window to the front elevation. Carpeted. Painted.

Bedroom 3 (10' 9.92" x 9' 4.2") or (3.30m x 2.85m)

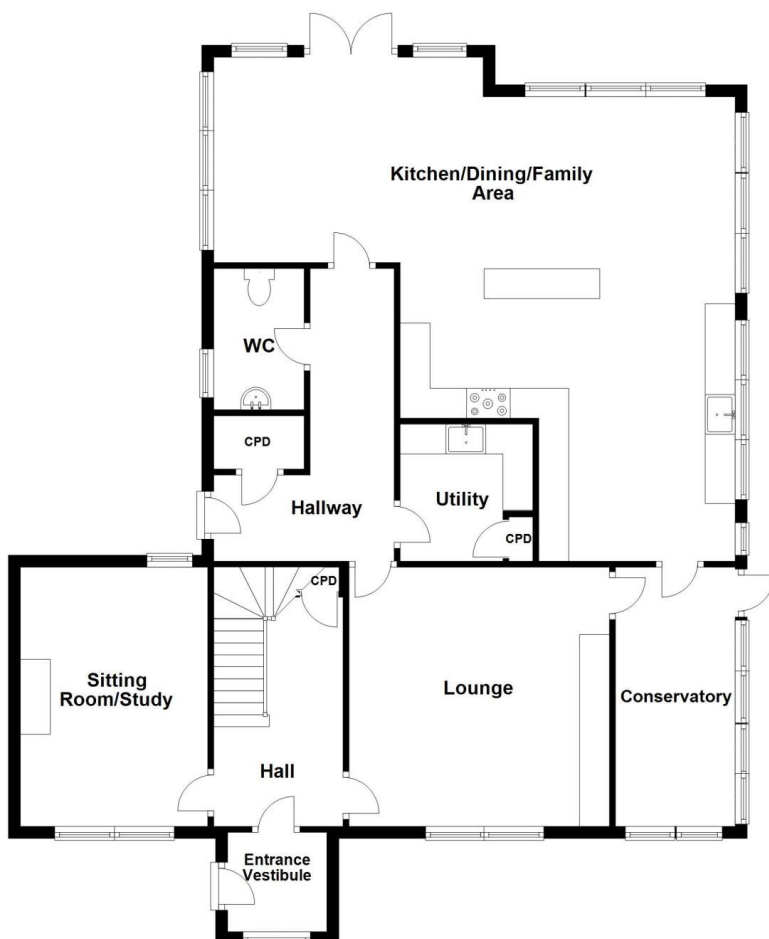
Double bedroom with window to the front elevation benefitting from beautiful rural views. Carpeted. Painted.

Bedroom 4 (9' 8.54" Max x 9' 6.96" Max) or (2.96m Max x 2.92m Max)

Single bedroom with window and Velux to the side elevation. Carpeted. Painted.

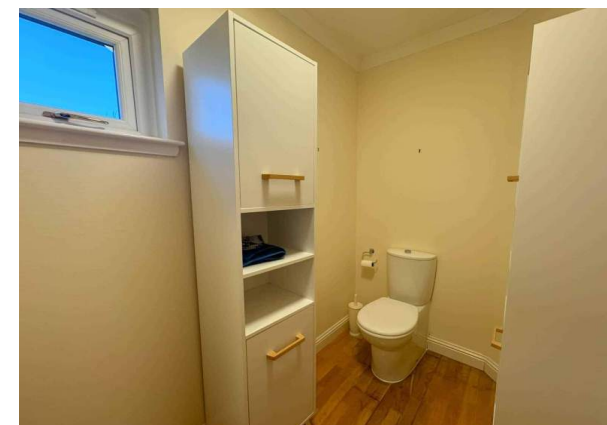
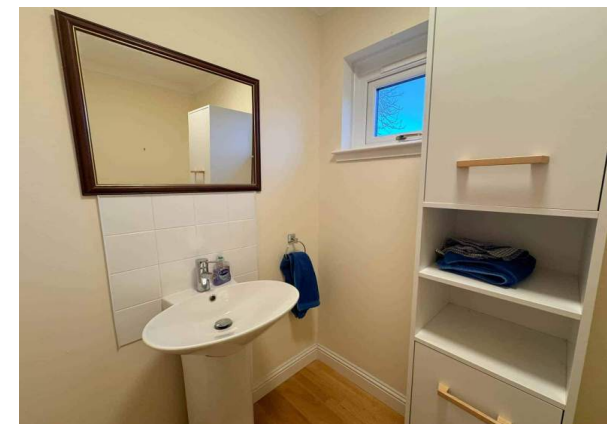
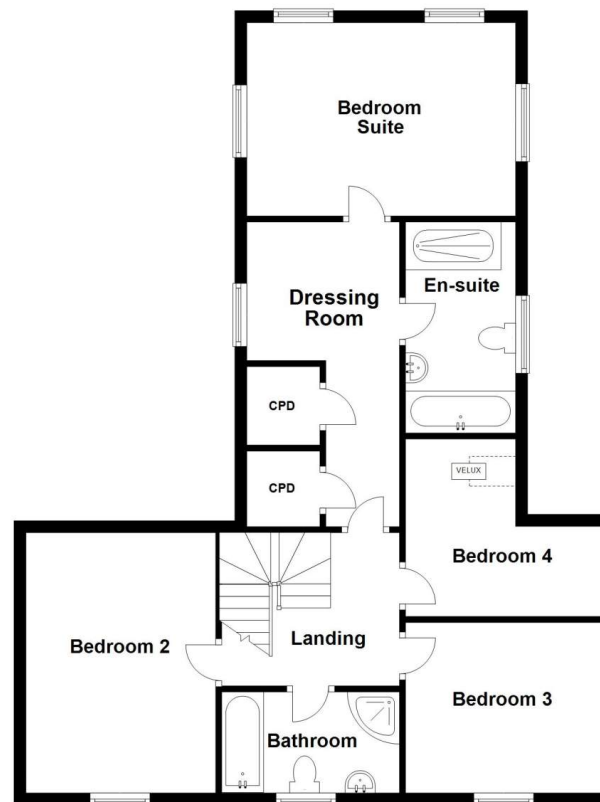


Ground Floor



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

First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B		90	(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E	51	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.