



Braigh A'Roid, Harrapool, Broadford, Isle Of Skye, Scotland, IV49 9AQ
Offers Over £385,000

ISLE OF SKYE
ESTATE AGENCY

Braigh A'Roid, Harrapool, Broadford, Isle Of Skye, Scotland, IV49 9AQ

Braigh A'Roid is a substantial, detached four bedroom bungalow located in the tranquil village of Harrapool on the outskirts of Broadford. Set in an enviable position, Braigh A'Roid boasts stunning panoramic views towards Broadford Bay & Beinn na Caillich.

- Detached Property
- Four Bedrooms
- Oil-Fired Central Heating
- Private Garden Grounds
- Quiet Area Close to Amenities
- Stunning Sea & Mountain Views

Services

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

Tenure

Freehold

Council tax

Band E

Property Description

Braigh A'Roid is a generously proportioned modern property set in a wonderful position affording widespread views towards Broadford Bay and the Isle of Pabay. The property was completed in 2003 and offers substantial living accommodation throughout and has been tastefully decorated and very well-maintained by the current owners. On the edge of Broadford village, the property is ideally positioned to take advantage of all of the amenities and facilities the area has to offer and is an ideal base for those who wish to explore the island's spectacular sights.

With well appointed and contemporary rooms throughout, the property comprises: entrance vestibule, hallway, lounge, kitchen/diner, dining room, utility, bathroom and four bedrooms (2 en-suites). The property additionally benefits from double glazing, oil fired central heating, an open fireplace and ample built-in storage throughout.

Externally, the property is located on a private tarmacked road offering parking for several vehicles. The surrounding wraparound garden is primarily laid to lawn, with shrubs and bushes along the border and a gravelled area to the front and side elevation from where you can enjoy the surroundings on offer. The property further hosts a timber garden shed and foundations to the rear with services on site for a cabin or outbuilding to be connected.

Braigh A'Roid provides a fantastic opportunity to purchase a stunning home and must be viewed to fully appreciate the beautiful setting and views on offer.

Included in the sale: white goods, all floor coverings & blinds/curtains throughout. Additional furniture may be available by separate negotiation.



Entrance Vestibule (6' 0.83" x 5' 11.26") or (1.85m x 1.81m)

Bright and welcoming entrance vestibule accessed via a composite external door with frosted glass panel. Tiled flooring. Painted.

Hallway (41' 9.57" Max x 10' 0.08" Max) or (12.74m Max x 3.05m Max)

Spacious hallway with built-in storage cupboard housing boiler. Carpeted/partly tiled flooring. Painted.

Lounge (20' 1.73" Max x 17' 8.6" Max) or (6.14m Max x 5.40m Max)

Spacious lounge with windows to the front and side elevations boasting beautiful sea and mountain views. Fireplace with marble hearth and surround. Carpeted. Painted.

Kitchen/Diner (15' 8.58" Max x 13' 5.02" Max) or (4.79m Max x 4.09m Max)

Modern fitted kitchen with a large range of wall and base units with contrasting worktop. Stainless steel one and a half bowl sink and drainer. Integrated oven and hob. Space for white goods. Windows to the front and side elevations boasting stunning sea views. Wood laminate flooring. Painted. Access to utility and hallway.

Utility Room (9' 1.45" x 5' 5.75") or (2.78m x 1.67m)

Utility room with wall and base units and contrasting worktop. Stainless steel sink and drainer. Space for white goods. Composite external door with frosted glass panel to side elevation. Loft access. Wood laminate flooring. Painted.

Dining Room (12' 1.67" x 10' 2.05") or (3.70m x 3.10m)

Dining room currently utilised as a play room with window to the front elevation. Wood laminate flooring. Painted.

Bathroom (9' 6.17" x 9' 6.17") or (2.90m x 2.90m)

Spacious bathroom comprising large shower cubicle, bath, wash hand basin and W.C. Frosted window to rear elevation. Vinyl flooring. Painted/tiled walls.

Bedroom 1 (13' 5.81" x 13' 4.24") or (4.11m x 4.07m)

En-suite double bedroom with window to the rear elevation boasting views out to Beinn Na Caillich. Built-in wardrobes. Carpeted. Painted.

En Suite (7' 8.52" x 5' 7.72") or (2.35m x 1.72m)

En-suite shower room comprising shower cubical, wash hand basin and W.C. Frosted window to rear elevation. Heated towel rail. Vinyl flooring. Painted/wet wall.

Bedroom 2 (13' 6.2" x 11' 9.73") or (4.12m x 3.60m)

Spacious double en-suite bedroom with window to the rear elevation boasting stunning views of Beinn Na Caillich. Built-in wardrobes. Carpeted. Painted.

En Suite (6' 11.86" x 5' 8.9") or (2.13m x 1.75m)

En-suite shower room comprising shower cubicle, W.C. and wash hand basin. Frosted window to rear elevation. Vinyl flooring. Painted.

Bedroom 3 (11' 10.91" Max x 11' 2.65" Max) or (3.63m Max x 3.42m Max)

Double bedroom with window to the front elevation. Built-in cupboard with opening. Carpeted. Painted.

Bedroom 4 (13' 5.81" x 9' 11.29") or (4.11m x 3.03m)

Bright double bedroom with sliding patio doors to the rear elevation. Two built-in wardrobes. Carpeted. Painted.



Ground Floor



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



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			(81-91) B		
(69-80) C		78	(69-80) C		71
(55-68) D	67		(55-68) D	59	
(39-54) E			(39-54) E		
(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.