



Bruadarach, 3 Kensaleyre Park, Rhenetra, Snizort, Kensaleyre, Portree, Isle
of Skye, IV51 9XF

Offers Over £360,000

Bruadarach, 3 Kensaleyre Park, Rhenetra, Snizort, Kensaleyre, Portree, Isle of Skye, IV51 9XF

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

- Detached Property
- Rural Location
- Private Garden Grounds
- Off Road Parking
- Loch Views
- Oil-fired Central Heating
- Wood Burning Stove
- Garage

Services

Mains Electric, Mains Water

Tenure

Freehold

Council tax

Band D

Property 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.



Entrance Hall (16' 2.09" x 6' 8.31" Max) or (4.93m x 2.04m Max)

Welcoming hallway providing access to all ground floor rooms. Two storage cupboards (one with hot water cylinder). Stairs to first floor. Engineered oak flooring. Wallpapered and painted.

Lounge (24' 4.91" x 14' 4.05") or (7.44m x 4.37m)

Bright, spacious lounge room with space for a dining table. Two windows to front elevation with view to garden. Engineered oak flooring. Wallpapered and painted. Multi fuel stove with slate hearth and wooden surround.

Kitchen/Diner (24' 4.52" x 11' 1.86") or (7.43m x 3.40m)

Modern, fitted kitchen with ample wall and base units with work top over. Inset stainless steel sink with mixer tap. Integrated dishwasher, oven and hob with extractor hood over. Downlights and lights in kick boards. Tiled at splash back. Two windows to rear elevation affording view to the garden. Access to utility room. Laminate flooring. Wallpapered and painted. Family seating area at one end.

Utility Room (9' 4.2" x 6' 7.53") or (2.85m x 2.02m)

Utility room fitted with wall and base units with worktop over. Stainless steel sink and drainer. Consumer unit housing. Space for white goods. Window to side with view towards Loch Snizort and door to rear elevation. Painted. Laminate flooring.

Shower Room (7' 3.4" x 7' 6.94") or (2.22m x 2.31m)

Modern shower room comprising W.C., vanity basin and quadrant shower unit with mains, rainfall shower. Window to rear. Tiled floor. Respatex wet wall at shower. Painted. Chrome heated towel rail.

Bedroom 1 (11' 11.31" x 9' 9.32") or (3.64m x 2.98m)

Double bedroom with window to rear giving a view to the garden. Carpeted. Painted and wallpapered.

Bedroom 2 (10' 4.02" x 11' 2.65") or (3.15m x 3.42m)

Double bedroom currently used as a craft room. Window to front elevation. Carpeted. Wallpapered and painted

Landing (12' 8.76" x 3' 8.49") or (3.88m x 1.13m)

Carpeted stairs lead to the landing with Velux window to the front elevation. Access to two bedrooms and large storage cupboard. Carpeted. Painted.

Bedroom 4 (13' 5.81" x 9' 9.72") or (4.11m x 2.99m)

Generously sized double bedroom with fitted wardrobes and drawer storage. Velux window to rear. Carpeted. Painted. Access to en suite shower room.

En-suite shower room (6' 7.92" x 4' 11.84") or (2.03m x 1.52m)

Shower room comprising of W.C., wash hand basin and shower cubical with mains shower. Velux window to rear elevation. Wet wall to shower enclosure. Vinyl flooring. Painted

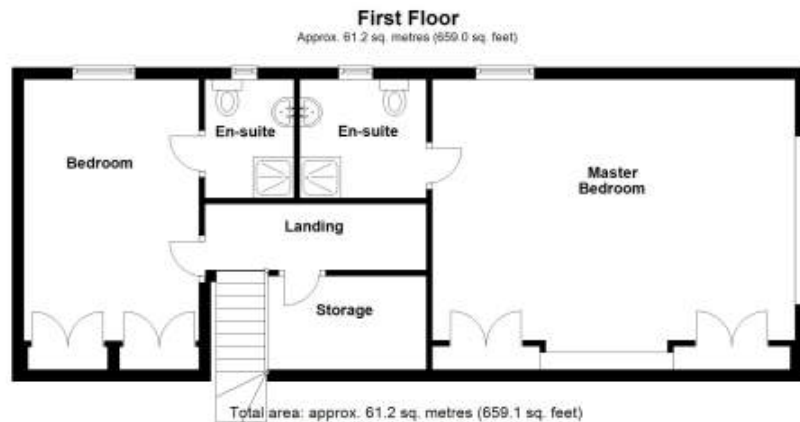
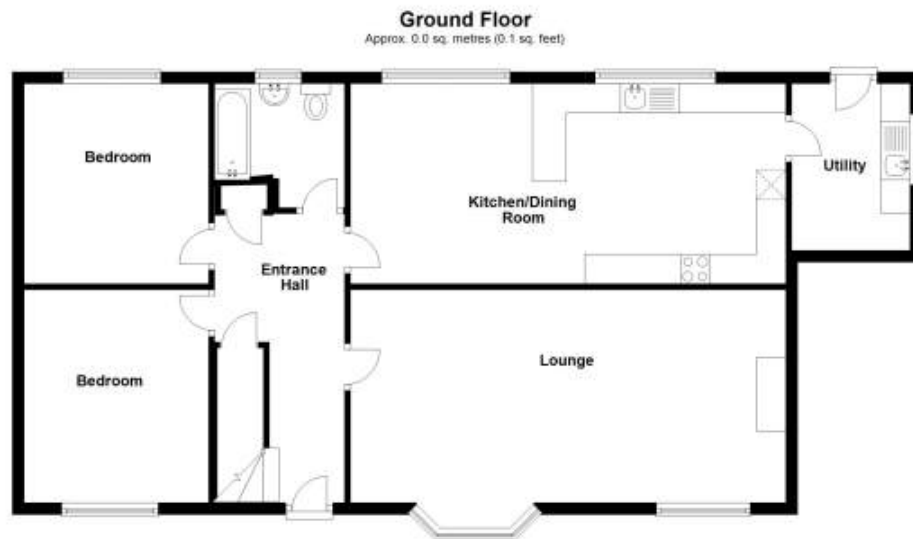
Master Bedroom (20' 0.55" x 16' 3.28") or (6.11m x 4.96m)

Large, dual aspect master bedroom with fitted wardrobes and drawer storage. Windows to side and rear boasting views over the garden and towards Loch Snizort. Carpeted. Wallpapered and painted. Access to en suite shower room.

En-suite shower room (7' 1.04" x 6' 7.92") or (2.16m x 2.03m)

Spacious shower room comprising W.C., vanity basin and shower cubicle with mains shower. Respatex wet wall at shower. Tiled at wash hand basin. Velux window to rear. Vinyl flooring. Painted.





| 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 | | 98 | (92+) A | | 92 |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | 73 | | (69-80) C | | |
| (55-68) D | | | (55-68) D | 68 | |
| (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.