



16 Aird, Sleat, Isle Of Skye, Highland, IV45 8RN
Offers Over £280,000

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16 Aird is a wonderful two bedroom detached property set in a breathtaking waterfront position located in the tranquil village of Aird - the most southerly settlement on the Isle of Skye, boasting stunning panoramic views towards Mallaig and the Isle of Eigg.

- Breathtaking Sea Views
- Two Double Bedrooms
- Detached Property
- Oil-Fired Central Heating
- Idyllic Area
- Well-Maintained Private Garden Grounds

Services

Mains Water & Electricity. Drainage to private septic tank.

Tenure

Freehold

Council tax

Band C

Property Description

16 Aird occupies a peaceful, secluded and unique waterfront position in the stunning Sleat peninsula. The property offers well proportioned bright and airy rooms throughout, taking full advantage of the beautiful views on offer.

The accommodation within comprises of: conservatory, hallway, lounge and kitchen/diner on the ground floor. The first floor leads to a landing, shower room and two bedrooms. The property further benefits from oil-fired central heating, double glazing, a woodburning stove and ample built-in storage throughout.

Externally, the property is set within fully enclosed well-maintained garden grounds, mainly laid to lawn with mature trees and shrubs. The property further hosts a timber/stone store utilised for storage purposes together with a detached studio style outbuilding comprising one main room and a shower room with an elevated decking surround making it the ideal spot to take in the peaceful and idyllic surroundings.

16 Aird would make for a beautiful home set in an utterly stunning position. This property is truly all about its tranquil location and of course the breathtaking views which must be viewed to fully appreciate the setting on offer.



Conservatory (9' 8.93" x 6' 0.83") or (2.97m x 1.85m)

Bright and airy conservatory boasting breathtaking views. Fully glazed. Tiled flooring.

Hallway (14' 1.68" x 6' 5.17") or (4.31m x 1.96m)

Hallway with window to rear elevation. Built-in cupboard space. Tiled flooring. Painted. Access to conservatory, lounge and kitchen.

Lounge (13' 0.3" x 12' 6.79") or (3.97m x 3.83m)

Bright lounge with window to the front elevation. Woodburning stove with slate hearth and brick surround. Carpeted. Painted.

Kitchen (12' 3.64" x 9' 10.9") or (3.75m x 3.02m)

Kitchen area with space for dining. Window to the front elevation. Consumer unit housing. Wall and base units with contrasting worktop over. Integrated oven/hob and fridge freezer. Ceramic 1 & 1/2 bowl sink and drainer. Tiled flooring. Partly tiled/painted walls.

Landing (7' 10.09" x 6' 5.56") or (2.39m x 1.97m)

Landing with Velux window to the rear elevation. Loft access. Carpeted. Painted/wallpapered. Access to bedrooms and shower room.

Bedroom 1 (12' 11.51" x 12' 9.94") or (3.95m x 3.91m)

Good sized double bedroom with window to the front elevation. Built-in storage space. Carpeted. Painted.

Bedroom 2 (12' 9.54" Max x 10' 2.83" Max) or (3.90m Max x 3.12m Max)

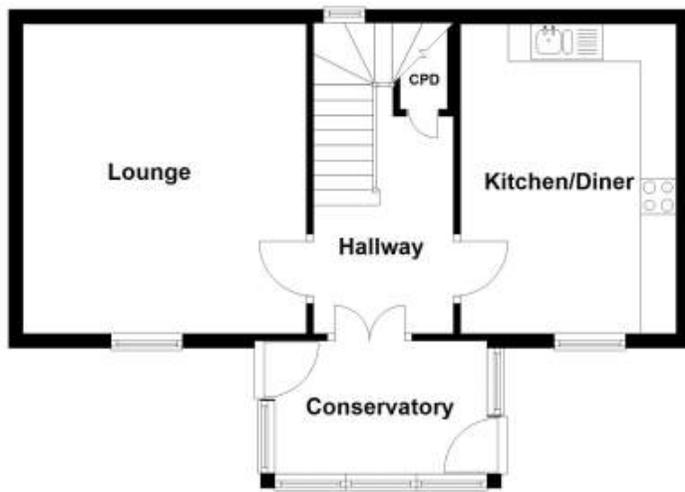
Twin bedroom with window to the front elevation. Built-in storage cupboard. Carpeted. Painted.

Shower Room (6' 5.95" x 5' 8.11") or (1.98m x 1.73m)

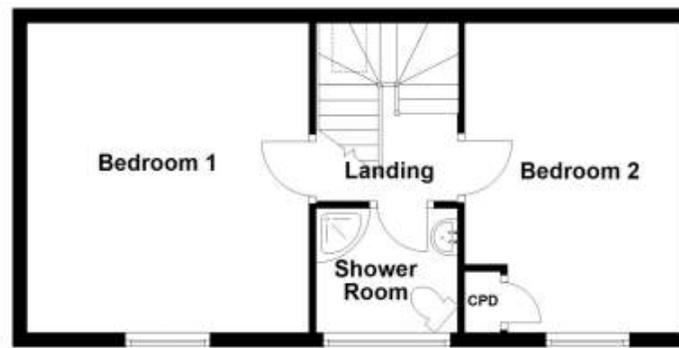
Shower room with window to the front elevation boasting spectacular views comprising of W.C., shower cubicle and wash hand basin. Heated towel rail. Tiled flooring and walls.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		104
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.