



Rannoch Edge, Kilbride, Broadford, Isle of Skye, IV49 9BB
Offers Over £465,000

ISLE OF SKYE
ESTATE AGENCY

Rannoch Edge, Kilbride, Broadford, Isle of Skye, IV49 9BB

Rannoch Edge is an impressive and immaculately presented modern detached three bedroom property set within the peaceful township of Kilbride, boasting uninterrupted views of the Cuillin outlier mountains.

- Substantial Detached House
- 3 Bedrooms
- Integral Garage
- Ground Source Heat Pump
- Generous Living Accommodation
- Large Garden Grounds
- Private Setting
- Stunning Views of Surrounding Mountains

Services

Mains Electric, Mains Water. Drainage by way of Septic Tank. Ground Source Heat Pump.

Tenure

Freehold

Council tax

Band F

Property Description

Occupying an elevated position the property boasts stunning views of the Cuillin outlier mountains, including Blaven and Beinn Dearg. The property is set within large, attractive garden grounds and is conveniently located within easy commuting distance from Broadford and all amenities the village has to offer. The Skye Bridge is close by allowing easy access to the mainland. Completed in 2006 Rannoch Edge is a modern and contemporary property finished to a very high standard boasting high quality fittings and fixtures throughout.

The bright and spacious accommodation within is spread over two floors with the lower level consisting of a welcoming entrance vestibule, lounge, kitchen/diner, utility room, en-suite master bedroom, W.C and garage. The first floor comprises a landing, craft room, office, shower room, bathroom and two double bedrooms (one en-suite). The property further benefits from energy efficient double glazing, ground source underfloor heating, electric night storage AGA and wood burning stove in the lounge.

Externally the property sits within substantial fully enclosed garden grounds. The attractive gardens are well maintained hosting neat areas of lawn with a wildlife pond to the rear of the property. Additionally there is an integral single car garage, three sheds and a log store located within the garden grounds. A private gravel driveway leads to the property with ample car parking available to the side and front of the subjects. The property is also in easy walking distance of Camas Malag beach.

Rannoch Edge will make a stunning family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.

The property is being sold fully furnished.



Entrance Vestibule (4' 9.09" x 4' 5.54") or (1.45m x 1.36m)

Bright and welcoming entrance vestibule accessed via a fully glazed powder coated aluminium door to the front elevation. Solid tile flooring. Painted in neutral tones. 15 Glass door to hallway.

Hallway (20' 1.34" Max x 7' 10.88" Max) or (6.13m Max x 2.41m Max)

Generous hallway providing access to lounge, kitchen diner, W.C and Master Bedroom. Stairs leading to first floor. Two windows to the rear elevation. Under stairs storage cupboard. Painted in neutral tones. Wood flooring.

Cloakroom (8' 8.72" x 3' 10.46") or (2.66m x 1.18m)

Cloakroom with window to the front elevation. W.C. and wash hand basin. Solid tile flooring. Partially tiled and painted walls. Loft access hatch with folding ladder.

Master Bedroom (14' 11.92" x 12' 0.09") or (4.57m x 3.66m)

Bright and airy dual aspect master bedroom. Windows to the rear and side elevation. Built in mirrored wardrobes. Carpeted floors. Painted in neutral tones. Door to en-suite shower room.

Master En-suite (10' 4.41" x 7' 9.7") or (3.16m x 2.38m)

Modern master bathroom. White suite comprising of bath, W.C., bidet, wash hand basin and walk in mains shower. Window to side elevation. White heated towel rail. Tiled walls and floor. Extractor fan.

Lounge (27' 10.65" x 13' 0.3") or (8.50m x 3.97m)

Triple aspect lounge with windows to the front and side elevations affording views of the nearby mountains. Hwam wood burning stove. Painted in neutral tones. Wood flooring. 15 pane French doors to hallway.

Kitchen/Diner (31' 5.56" Max x 15' 0.71" Max) or (9.59m Max x 4.59m Max)

Generous triple aspect kitchen diner with windows to the front and rear elevations and patio doors to the side. Kitchen with a large range of bespoke wall and base units with Beech block worktop over. Integrated Miele dishwasher and night storage electric AGA with companion cooker with extractor over. Ceramic sink and drainer with mixer tap. Ample space for dining table and chairs. Stable door through to utility room. Solid tile flooring. Painted in neutral tones.

Utility Room (11' 8.16" x 12' 0.49") or (3.56m x 3.67m)

Utility room with bespoke wall and base units with worktop over. Composite sink and drainer. Window to rear elevation. Fully frosted glass door providing access to the garden. Space for white goods. Consumer unit housing. Access to garage and stairs leading to craft room and home office. Solid tile flooring. Painted in neutral tones.

Integral Garage (18' 11.56" x 11' 6.19") or (5.78m x 3.51m)

Single car garage with electric roller door to the front elevation. Windows to the side elevation. Ground source heat pump and hot water tank housing. Concrete floor.

Craft Room (15' 9.76" x 19' 0.35") or (4.82m x 5.80m)

Craft/hobby room with window to the front elevation and Velux windows to the side elevations. Carpeted flooring. Painted in neutral tones.

Office (10' 1.65" x 8' 4.79") or (3.09m x 2.56m)

Dual aspect office with window to rear elevation and Velux to side elevation. Loft access hatch. Carpeted flooring. Painted in neutral tones. Door to shower room.

Shower Room (9' 9.32" Max x 5' 2.99" Max) or (2.98m Max x 1.60m Max)

Modern shower room comprising of walk in mains shower, W.C. and wash hand basin. Velux window to side elevation. Tiled wall to shower enclosure. Extractor fan. Vinyl flooring. Painted in neutral tones.

Landing (14' 4.44" Max x 9' 10.9" Max) or (4.38m Max x 3.02m Max)

Landing providing access to two double bedrooms and bathroom. Velux window to rear elevation. Two built in storage cupboards, one housing the consumer unit. Loft access. Carpeted flooring. Painted in neutral tones.

Bedroom 2 (13' 7.78" x 11' 0.28") or (4.16m x 3.36m)

Dual aspect double bedroom with windows to the front and side elevations. Built-in mirrored wardrobes. Carpeted flooring. Painted in neutral tones. Door off to en-suite shower room.

En Suite (9' 10.11" x 6' 11.86") or (3.00m x 2.13m)

E-suite shower room comprising of walk-in mains shower, wash hand basin, W.C and bidet. Window to side elevation and Velux window to rear. White heated towel rail. Extractor fan. Tiled walls and floor.

Bedroom 3 (11' 5.79" x 11' 1.07") or (3.50m x 3.38m)

Good size double bedroom, currently set up as a twin. Dual aspect with windows to the front and side elevations. Carpeted flooring. Painted in neutral tones.

Bathroom (9' 10.11" x 5' 8.9") or (3.00m x 1.75m)

Generously sized bathroom comprising W.C, wash hand basin and bath with mains fed shower over. Velux window to rear elevation. White heated towel rail. Tiled walls and floor. Extractor fan.





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		83	(92+) A	91	94
(81-91) B			(81-91) B		
(69-80) C	70		(69-80) C		
(55-68) D			(55-68) D		
(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.