



30 Borneskitaig, Kilmuir, Portree, Isle of Skye, IV51 9YS
Offers Over £240,000

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30 Borneskitaig is a well presented detached three bedroom house located in the peaceful crofting township of Borneskitaig affording stunning sea views towards Camus Mor bay and across the Minch to Harris and North Uist.

- Detached House
- Three Bedrooms
- Stunning Sea Views
- Private Garden Grounds
- Excellent Family Home
- Attic conversion potential
- Walk-In Condition

Services

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

Tenure

Freehold

Council tax

Band D

Property Description

30 Borneskitaig is a beautifully appointed three bedroom property set in the rural crofting township of Borneskitaig, a short drive from the village of Uig and all the amenities on offer. The property offers further development opportunity with the loft space offering the potential to be converted into two further bedrooms and a shower room subject to the relevant consents. Sitting in private garden grounds 30 Borneskitaig offers spacious family accommodation with bright, well proportioned rooms.

The accommodation within is set out over one level and comprises of: open plan kitchen/dining room/ lounge, three double bedrooms and bathroom. The property further benefits from oil fired central heating, UPVC double glazing and multi-fuel stove in the lounge area. There is a utility room attached to side of the property with electricity and plumbing connected. A raised decking area is accessed from the open plan lounge and is the perfect place from which to enjoy the stunning views and sunsets.

Externally the subjects are set within well maintained garden grounds which hosts neat areas of lawn complimented by established trees, shrubs and bushes. A gravel driveway provides ample parking located to the side of the property. The garden grounds also host a detached timber shed/ workshop.

30 Borneskitaig presents a wonderful opportunity to purchase a family home in a lovely setting and must be viewed to fully appreciate what is on offer.



Open Plan Kitchen/Lounge/Dining Room (21' 7.84" x 21' 3.91") or (6.60m x 6.50m)
Spacious, open plan living / dining / kitchen area. The kitchen hosts a good range of modern base units with contrasting worktop. Stainless steel double bowl sink and drainer with tiled back splash. Electric oven and 4 ring gas hob with extractor over. Windows to rear elevation. The lounge are has a multi-fuel stove, windows and patio doors to the front elevation leading to a decked area boasting stunning sea views. Laminate flooring. Painted in neutral tones. Access to three bedrooms and bathroom. Loft access hatch.

Utility Room (10' 7.95" x 6' 0.83") or (3.25m x 1.85m)

Utility/boot room accessed externally. Range of base units with worktop over. Space for white goods. Stainless steel sink and drainer. Oil boiler housing. Concrete floor.

Bedroom 1 (15' 5.04" x 11' 7.76") or (4.70m x 3.55m)

Generous double bedroom with window to the front elevation boasting sea views. Built-in wardrobes. Painted in neutral tones. No floor covering.

Bedroom 2 (10' 3.23" x 9' 8.14") or (3.13m x 2.95m)

Good size double bedroom with window to front elevation affording sea views. Painted in neutral tones. No floor coverings.

Bedroom 3 (11' 0.68" x 9' 8.14") or (3.37m x 2.95m)

Double bedroom with window to the side elevation. Painted in neutral tones. No floor coverings.

Bathroom (11' 7.76" x 5' 10.87") or (3.55m x 1.80m)

Family bathroom comprising W.C., wash hand basin and bath with mains shower over. Frosted window to side elevation. Built-in storage cupboard housing the hot water tank. Tile splash back. Laminate flooring. Painted in neutral tones.

Attic

Large attic space prime for conversion to create two further double bedrooms and shower room subject to the relevant consents. Windows to side elevations, Velux windows to front and rear elevation.

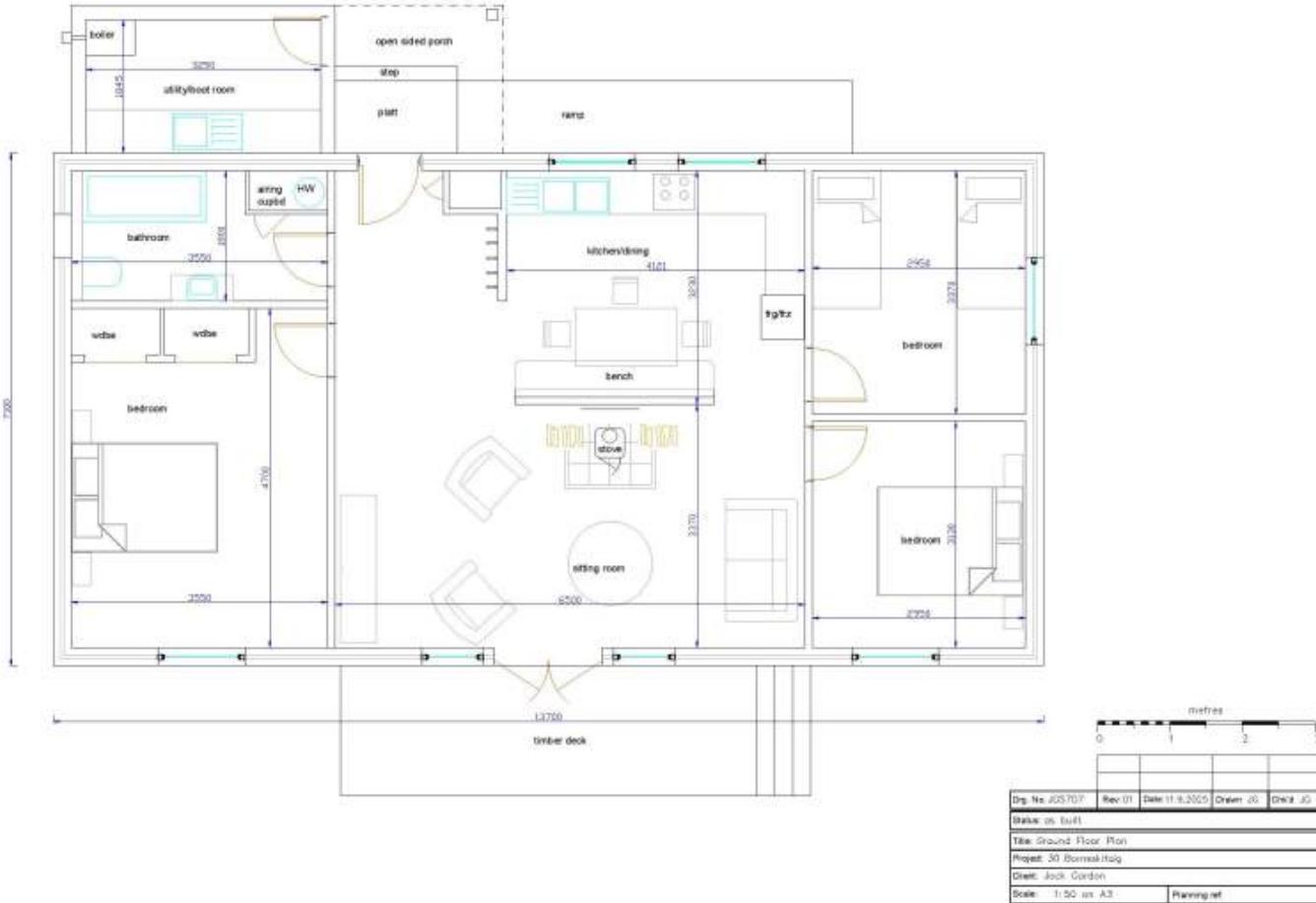
Garden

Fully enclosed garden grounds wrap around the property and are mainly laid to grass with mature trees, shrubs and bushes planted. Parking is provided on the gravel driveway to the side of the property. The garden grounds also host a detached timber shed/workshop.

Workshop (18' 11.95" x 10' 2.05") or (5.79m x 3.10m)

Detached timber workshop/shed. Pedestrian door to front. Windows to rear and side elevation. Concrete floor. Light and power connected.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	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.