



Bracken Brae, Kensaleyre, PORTREE, IV51 9XE

Offers Over £340,000

REF: HSPC





description

Nestling on the shore of Loch Snizort and giving access directly to the water and beach, Bracken Brae is an immaculate three bedroom bungalow located in the hamlet of Kensaleyre, which is just a few minutes' drive from the highly popular town of Portree on the famous misty Isle of Skye, this deceptively spacious bungalow is close to all the excellent facilities on offer in the town and surrounding area. The property benefits from oil-fired central heating complimented by a wood burning stove in the lounge, large garden ground and uninterrupted views across Loch Snizort towards the Cuillin Hills in the distance.

With ample storage and well-proportioned rooms, this property represents an ideal home for someone looking for a quiet tranquil rural location with nearby town facilities.

Only by viewing can you fully appreciate this delightful property which is in walk in condition, the stunning views on offer and the enviable location.

The accommodation consists of:- entrance vestibule; hall way with large store cupboard; double aspect lounge with French doors opening to the garden taking full advantage of the stunning outlook on offer along with a wood burning stove providing a welcoming focal point for the winter evenings; a very well-appointed modern kitchen/diner with a good selection of base and wall mounted units, Belfast sink, complementary worktops and splash back, electric oven and hob, breakfast bar, dish washer, fridge freezer, large walk in larder and ample room for dining; utility room with base and sink unit, washer/dryer, large cupboard with plumbing for WC, and door giving access to the rear of the property; Master bedroom with double fitted wardrobes and en-suite facilities comprising a WC, wash hand basin and free standing electric powered shower; two further bedrooms both with fitted storage and family bathroom comprising a three piece suite in white with electric powered shower to bath.

The property sits in a large plot extending to approximately 1.2 acres of land or thereby, mainly laid to grass. There is an inner garden area, populated with mature shrubs and bushes along with a paved patio area where you can sit and enjoy the views and peaceful surroundings. There is also a good sized shed, coal bunker, washing line and remains of an old "black house", ideal for further development given the necessary planning consents. A driveway with cattle grid leads from the main road to the property and on th a parking/turning area.

Bracken Brae is approximately 10 minutes drive from the excellent facilities on offer in Portree High Street and Somerled Square which include a supermarket, bank, butcher, baker, various hotels and restaurants along with a small range of retail outlets. Portree also has a cottage hospital, community centre, library and swimming pool. Primary education is available at near by Macdiarmid Primary School with secondary education provided in Portree to which bus transportation is available daily. The area is also a highly popular tourist destination with an excellent range of outdoor activities available on your doorstep.

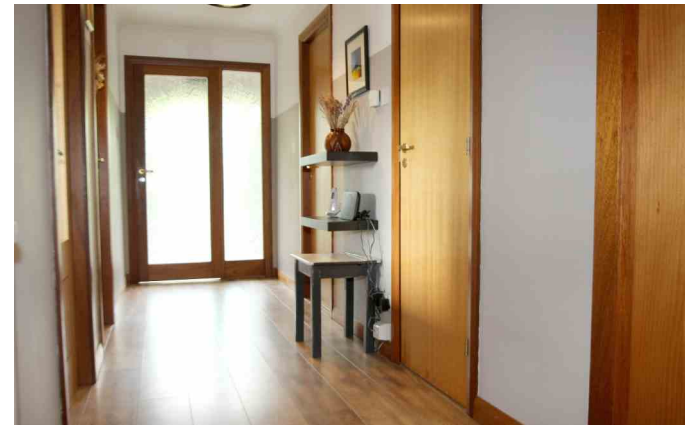
Inverness, the main business and commercial centre in the Highlands is approximately 115 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule **1.39m x 1.37m (4'6 x 4'6)**
Hall **6.46m x 1.39m (21'2 x 4'6)**
Utility **2.42m x 1.59m (7'11 x 5'3)**
Kitchen **5.49m x 4.61m (18'0 x 15'0)**
Lounge **4.78m x 4.53m (15'8 x 14'9)**

Master Bedroom **3.59m x 3.54m (11'9 x 11'6)**
En-Suite **2.85m x 1.83m (9'3 x 6'0)**
Bedroom 2 **3.34m x 2.46m (10'11 x 8'0)**
Bedroom 3 **3.51m x 3.36m (11'6 x 11'0)**
Bathroom **3.54m x 1.67m (11'6 x 5'6)**







General

All floor coverings, blinds and white goods are included in the asking price.

Services

Mains water and electricity. Oil tank. Septic tank drainage.

Council Tax

Council Tax Band E

EPC Rating

N/A

Post Code

IV51 9XE

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

EC/JD/MILN0077/1

Price

Offers Over £340,000

Directions

From Portree take the A87 towards Uig, as you enter Kensaleyre, pass the church on your left and proceed approx. half a mile. The property is the 3rd last one before the end of Kensaleyre on the loch side (signpost at top of driveway).

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

