



Birnam, Bayview Crescent, Broadford, Isle Of Skye, Scotland, IV49 9BD
Fixed Price £335,000

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PRICE REDUCTION

Birnam is an immaculately presented, detached three bedroom bungalow located in Bayview Crescent, a peaceful area in the popular village of Broadford. Set in an enviable position, the property boasts partial sea views over Broadford Bay towards the Island of Pabay and the Applecross hills.

- Detached Property
- LPG Central Heating
- 3 Bedrooms (2 en-suite)
- Double Glazing
- Peaceful Location
- Ideal Family Home

Services

Mains Electric, Mains Drainage, Mains Water

Tenure

Freehold

Council tax

Band E

Property Description

Built in 1975, Birnam is a well presented three bedroom bungalow located in Broadford, South Skye affording partial sea views towards Broadford Bay. The tastefully decorated property is presented in walk-in condition with bright and airy rooms all finished in contemporary tones throughout.

The accommodation within is set out over one floor and comprises of: entrance vestibule, hallway, kitchen/dining room, utility room, conservatory, lounge, bathroom and three bedrooms (2 en-suite). The property further benefits from UPVC double glazing, an electric stove and LPG central heating.

Externally, the garden to the front is mainly laid to gravel providing ample space for several cars to park and boasts breathtaking views of the popular Beinn na Caillich. To the rear, the garden is mainly laid to lawn. The property further benefits from a decking area to the rear which provides a wonderful spot to sit and enjoy the peaceful surroundings. The garden also hosts an attached timber shed, timber summerhouse and a greenhouse.

Birnam would make a stunning family home set in a wonderful position with sea views and must be viewed to fully appreciate the setting on offer.



Entrance Vestibule (9' 7.35" Max x 7' 4.58" Max) or (2.93m Max x 2.25m Max)

Entrance vestibule accessed via five concrete steps leading up to half frosted UPVC external sliding door with glazed side panel to the front elevation. Ceramic tile and carpeted flooring. Painted/partly v-lined. Access to lounge, hallway and kitchen/dining room.

Kitchen/Diner (20' 8.03" Max x 11' 7.76" Max) or (6.30m Max x 3.55m Max)

Fully equipped modern kitchen area with a good range of wall and base units with contrasting worktop over. Double basin ceramic sink. Window to the rear elevation. Integrated gas hob with extractor hood over. Integrated dish washer, oven and fridge/freezer. Fully glazed door leads to conservatory. Space for dining. Wood laminate flooring. Painted/wet wall. Access to dining area, conservatory, lounge, utility and hallway.

Utility Room (7' 10.88" x 4' 9.87") or (2.41m x 1.47m)

Utility room with window to the rear elevation. Built-in worktop and cupboard. Space for white goods. Wood laminate flooring. Painted.

Conservatory (13' 1.87" x 10' 4.8") or (4.01m x 3.17m)

Beautiful and bright fully glazed conservatory with UPVC external door to the side elevation. Wood laminate flooring. Painted.

Lounge (19' 5.86" x 16' 8.39") or (5.94m x 5.09m)

Spacious lounge with triple aspect windows to the front, side and rear elevations. Electric stove with tiled hearth. Beautiful sea views towards Broadford Pier. Parquet flooring. Wallpapered. Access to kitchen/dining room and entrance vestibule.

Bathroom (9' 3.02" x 5' 10.47") or (2.82m x 1.79m)

Modern bathroom comprising of W.C., wash hand basin and bath with shower attachment. Heated towel rail. Frosted window to the side elevation. Tiled flooring. Painted/wet wall.

Study (10' 1.65" x 4' 1.21") or (3.09m x 1.25m)

Study space with shelves and window to the side elevation. Carpeted. Painted.

Bedroom 1 (10' 1.26" Max x 9' 10.9" Max) or (3.08m Max x 3.02m Max)

Double bedroom with window to the side elevation boasting stunning views towards Beinn Na Caillich. Built-in wardrobe. Carpeted. Painted.

Bedroom 2 (13' 3.45" Max x 10' 0.08" Max) or (4.05m Max x 3.05m Max)

Double bedroom with window to the front elevation boasting sea views. Carpeted. Painted.

En Suite (5' 8.5" Max x 5' 8.11" Max) or (1.74m Max x 1.73m Max)

En-Suite shower room comprising of W.C., wash hand basin and shower cubicle. Heated towel rail. Tiled flooring and walls.

Bedroom 3 (14' 3.26" Max x 10' 0.87" Max) or (4.35m Max x 3.07m Max)

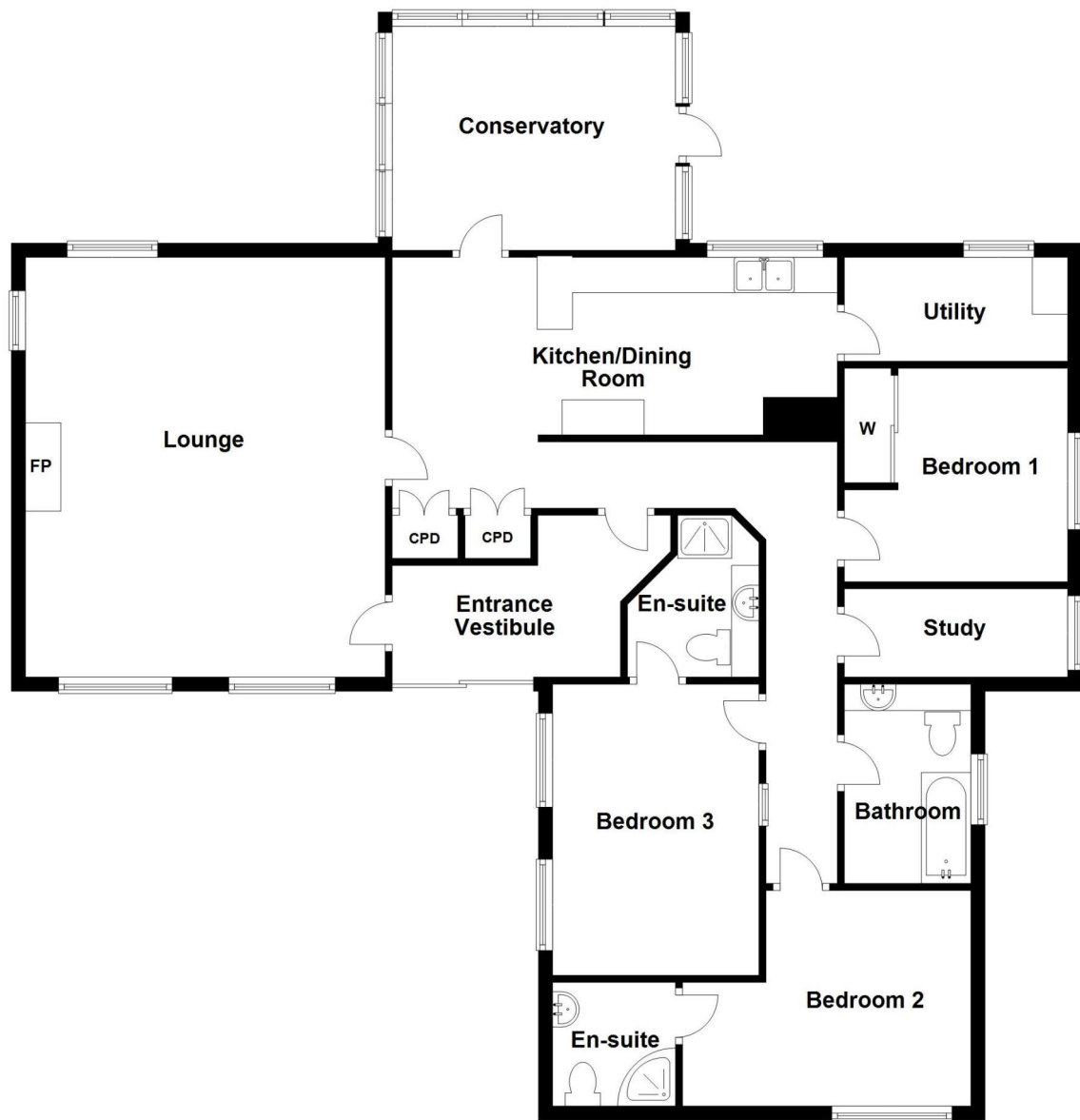
Spacious double bedroom with windows to the front elevation boasting sea views. Carpeted. Painted.

En Suite (7' 4.58" x 6' 1.23") or (2.25m x 1.86m)

En-Suite shower room comprising of W.C., wash hand basin and shower cubicle. Heated towel rail. Wood laminate. Tiled walls.



Ground Floor



Illustrative only. Not to scale.
Plan produced using PlanUp.



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			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		79
(55-68) D		68	(55-68) D	63	
(39-54) E	48		(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.