



2 Brookside, Clachamish, Portree, Isle of Skye, IV51 9NY
Offers Over £285,000

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2 Brookside is a well presented three bedroom detached bungalow located in the peaceful township of Clachamish. The property is set within generous private garden grounds boasting views across the native woodland creating a private and tranquil setting.

- Detached Bungalow
- Three Bedrooms (1 en-suite)
- LPG Gas Central Heating
- Generous Garden Grounds
- Detached Garage
- Walk-in Condition

Services

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

Tenure

Freehold

Council tax

Band D

Property Description

2 Brookside is conveniently located within easy commuting distance of Portree and all the amenities the Village has to offer. The property has been well maintained by the current owners offering bright and spacious family living space which is presented in walk in condition.

The well proportioned accommodation within is set across one level and comprises of; entrance vestibule, hallway, lounge, conservatory, kitchen diner, vestibule, bathroom and three bedrooms (1 en-suite). The subjects further benefits from LPG gas central heating, UPVC double glazing throughout, carport and detached garage.

The property is set within substantial woodland garden grounds bordered by a river to the rear of the property. Ample parking is available on the gravel driveway to the front and carport to the side. Detached from the property is a single car garage. The garden mainly hosts native woodland which is complimented by established shrubs and bushes.

2 Brookside is a wonderful home set in a peaceful and tranquil location and must be viewed to appreciate the setting on offer.



Entrance Vestibule (4' 5.54" x 4' 9.87") or (1.36m x 1.47m)

Welcoming entrance vestibule accessed via a fully glazed UPVC door with glazed side panel to the rear elevation. 15 pane glazed door to hallway. Painted. Wood flooring.

Hallway (16' 4.06" Max x 9' 5.78" Max) or (4.98m Max x 2.89m Max)

Hallway providing access to the kitchen, lounge, entrance vestibule, bathroom and three bedrooms. Two built-in storage cupboards, one used as a utility cupboard housing white goods. Loft access hatch. Painted. Wood flooring.

Lounge (15' 2.28" Max x 13' 3.84" Max) or (4.63m Max x 4.06m Max)

Spacious lounge with window to the rear elevation. Sliding patio doors to conservatory. Fireplace housing wood burning stove. Stone surround with wooden mantle and slate hearth. Carpeted. Painted. 15 pane glazed door to hallway.

Conservatory (10' 5.59" x 8' 8.33") or (3.19m x 2.65m)

Triple aspect conservatory with windows to front, rear and side elevation. Patio door to the front elevation. Sliding patio door to lounge. Painted. Solid tile flooring.

Kitchen/Diner (18' 2.9" Max x 9' 11.29" Max) or (5.56m Max x 3.03m Max)

Dual aspect kitchen diner with windows to front and side elevations. Modern fitted kitchen with a large range of wall and base units with contrasting worktop over. Integrated fridge freezer, dishwasher, electric double oven and 5 ring gas hob with extractor hood over. Ceramic sink and drainer. Ample space for dining table and chairs. Built-in storage cupboard housing the boiler. Tile splashback. Wood flooring. Painted. 15 Pane glazed door to hallway and vestibule.

Vestibule (6' 6.35" x 4' 10.66") or (1.99m x 1.49m)

Accessed via a decorative half glazed UPVC door to the front elevation. Wall cupboards. 15 pane glazed door to kitchen diner. Wood flooring. Painted.

Master Bedroom (14' 6.02" Max x 10' 10.31" Max) or (4.42m Max x 3.31m Max)

Generous size master bedroom with window to the rear elevation. Carpeted. Painted. Door off to en-suite shower room.

En Suite (7' 5.76" Max x 4' 10.27" Max) or (2.28m Max x 1.48m Max)

En-suite comprising of walk-in shower with electric shower, W.C. and wash hand basin. Chrome heated towel rail. Wet wall to shower enclosure. Painted in neutral tones. Tile flooring.

Bedroom 2 (11' 1.46" x 10' 3.23") or (3.39m x 3.13m)

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

Bedroom 3 (7' 10.49" x 10' 9.92") or (2.40m x 3.30m)

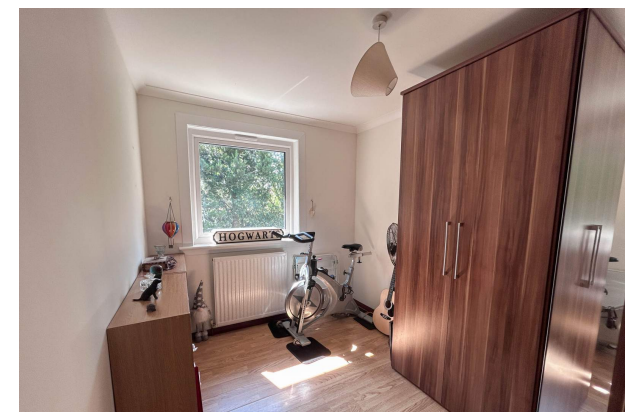
Single bedroom with window to the rear elevation. Painted. Laminate flooring. 6 Pane glazed door to hallway.

Bathroom (8' 4.79" x 5' 6.93") or (2.56m x 1.70m)

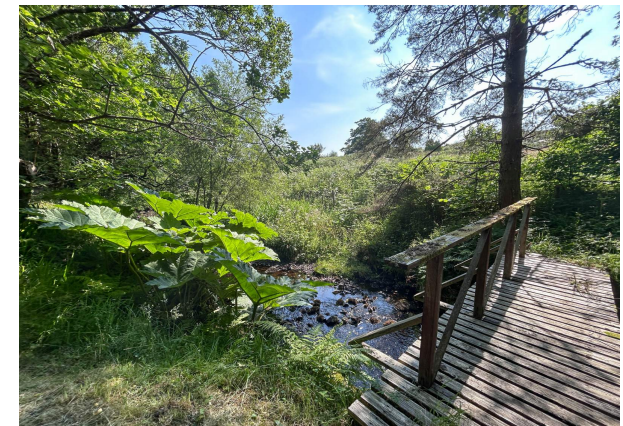
Family bathroom comprising W.C, wash hand basin and p-shaped bath with electric shower over. Frosted window to front elevation. Chrome heated towel rail. Tiled walls and floor.

Garage (19' 9.4" x 9' 10.9") or (6.03m x 3.02m)

Detached single car garage. Manual up & over door to the front elevation. Concrete floor. Light and power.



Ground Floor



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	77	77
(55-68) D	61	61	(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.