



Lochside, Brookside, Portree, Isle of Skye, IV51 9NY  
Offers Over £300,000



# Lochside, Brookside, Portree, Isle of Skye, IV51 9NY

A modern detached three bedroom bungalow set in a private rural location with a loch view.

- Detached Bungalow
- Three Bedrooms
- Private Lochside Location
- Oil Fired Central Heating
- Located Close to Portree
- Detached Garage
- Private Garden Grounds

## Services

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

## Tenure

Freehold

## Council tax

Band E

## Property Description

Lochside is a modern detached three bedroom bungalow set in a private rural location and bounded to the front by a freshwater loch.

The accommodation within comprises of Entrance Hallway, Lounge/Dining Room, Kitchen, Three Double Bedrooms (One En-Suite), Shower Room and Utility.

The property has been a family home with a large lounge/dining room, kitchen and three double bedrooms, one of which is en-suite, and family shower room.

Lochside is accessed from the township road via a shared gravel driveway with ample parking. The generous mature garden is laid mainly to lawn numerous trees and shrubs and a rockery. There is a decked area to the front at the edge of the loch.

To the side is a detached block built garage which has power and light. There is an up and over door to the front with half glazed door to the side. There is also a wooden shelter to the front – currently housing a hot tub would but also be great to house a BBQ.

The property benefits from oil fired central heating and UPVC double glazing. Lochside also has solar panels on the roof which feed into the grid and provide a regular income – depending on the weather conditions.



**Entrance Hall (10' 9.13" x 7' 0.25" ) or (3.28m x 2.14m)**

Accessed via a half glazed UPVC door to the front. Fitted carpet. Radiator. Loft access. Doors to the hallway and lounge/dining room.

**Lounge/Dining Room (25' 4.72" Max x 16' 0.91" Max) or (7.74m Max x 4.90m Max)**

An L-shaped dual aspect room with a window in the lounge area to the front and window in the dining area to the rear. Open fire with marble surround. Two radiators. Fitted carpet. Door to the kitchen.

**Kitchen (14' 4.05" x 9' 5.78" ) or (4.37m x 2.89m)**

Fitted with a good range of base and wall units. Integral ceramic hob and electric oven with extractor above. Stainless steel sink and drainer. Plumbing for dishwasher. Window to the rear. Ceramic tile floor. Ceramic tile splashbacks. Radiator. Doors to utility and hallway.

**Utility Room (8' 4.39" x 6' 0.44" ) or (2.55m x 1.84m)**

Half glazed UPC door to the rear. Laminate flooring. Plumbing for washing machine.

**Bedroom 1 (11' 8.55" x 10' 6.77" ) or (3.57m x 3.22m)**

A double room with window to the rear. Fitted carpet. Radiator. Built in single wardrobe. Door to en-suite shower room.

**En Suite (8' 4.39" x 3' 2.19" ) or (2.55m x 0.97m)**

Fitted with a three piece suite comprising wash hand basin, WC and shower with electric Heatrae Sadia shower. Tiling to shower walls. Ceramic tile floor. Radiator. Window to the rear.

**Bedroom 2 (11' 8.55" x 10' 9.13" ) or (3.57m x 3.28m)**

A double room with window to the front. Fitted carpet. Radiator. Built in single wardrobe.

**Bedroom 3 (11' 4.22" x 10' 9.13" ) or (3.46m x 3.28m)**

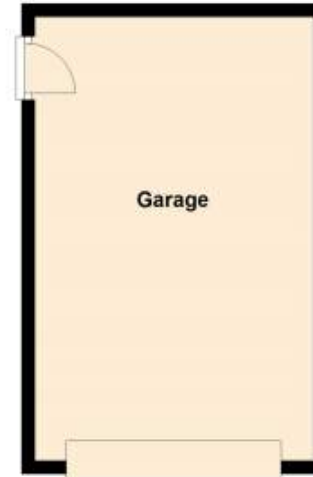
A double room with window to the front. Fitted carpet. Radiator. Built in single wardrobe.

**Shower Room (10' 6.77" x 5' 5.75" ) or (3.22m x 1.67m)**

Fitted with a four piece suite comprising vanity wash hand basin, WC, bidet and large walk in mains shower. Wet wall panelling to the shower. Window to the rear. Ladder radiator. Ceramic tile floor.



**Ground Floor**  
Approx. 139.8 sq. metres (1504.8 sq. feet)



Total area: approx. 139.8 sq. metres (1504.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92+) <b>A</b>		82	(92+) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	78		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.