

Ard-An-Eas, Budhmor, Portree, Isle of Skye, IV51 9DJ  
Offers Over £340,000

# Ard-An-Eas, Budhmor, Portree, Isle of Skye, IV51 9DJ

Ard-An-Eas (Gaelic for - "Above the waterfall") offers an unique opportunity to purchase this once family home in Budhmor, in a sought after, private residential area of Portree. The property is conveniently situated in a prime location, only a few minutes' walk from all the local amenities Portree has to offer and boasts spectacular views over Portree Bay, the Cuillin mountains and Fingal's Seat from its southerly elevated position.

- Detached Property
- Beautiful Views
- Off Road Parking
- Private Garden Grounds
- Quiet Residential Area
- Oil-Fired Central Heating

## Services

Mains Electric, Mains Drainage, Mains Water

## Tenure

Freehold

## Council tax

Band F

## Property Description

Ard-An-Eas (Gaelic for "Above the waterfall") offers an unique opportunity to purchase this once family home in Budhmor, a highly desirable and private residential area of Portree. The property is conveniently situated in a prime location, only a few minutes' walk from all the local amenities Portree has to offer and boasts spectacular views over Portree Bay, the Cuillin mountains and Fingal's Seat from its south-facing, elevated position.

Constructed in 1963, "Ard-an-Eas" stands within a half-acre of a mature, sloping and terraced garden grounds with parking available for several vehicles. The grounds also host 2 outbuildings, an external garden WC and a substantial greenhouse fitted with electricity and water. Set over two levels and extending to 156m<sup>2</sup> or thereby, the property comprises ; sun lounge, hall, lounge, dinette, kitchen, bathroom and 2 bedrooms (1 ensuite) on the ground floor. The upper floor has a landing, WC and walk in linen cupboard/store and 3 bedrooms.

Ard-An-Eas sits in an elevated position in approximately 0.5 acres (to be confirmed by title deed) of garden ground. The grounds are mainly laid to grass with mature shrubs and trees. Parking is available to the side of the property on the tarmac driveway. In the garden grounds is a greenhouse with electricity and water connected. At the rear of the property is an outbuilding comprising a boiler house, two storage sheds with lighting and power connected. and an outside W.C with toilet and wash hand basin.

Although in need of modernisation, Ard-An-Eas offers the prospective purchaser a blank canvas to create a truly unique, spacious family home in a highly desirable area.

A condition of any sale would be that the property will remain as a private home and not to be used as an HMO.



**Sun Room (15' 5.43" x 9' 7.35" ) or (4.71m x 2.93m)**  
Bright, spacious sun lounge, glazed on 3 sides boasting stunning views over Portree Bay and towards Fingal's Seat and the Cuillin mountains. Radiator.

**Hallway (15' 3.07" x 9' 2.24" Max) or (4.65m x 2.80m Max)**  
Entrance hall providing access to kitchen, lounge, bathroom and two bedrooms. Radiator. Stairs to upper floor.

**Lounge (16' 11.15" Max x 12' 11.12" ) or (5.16m Max x 3.94m)**  
South facing, dual aspect lounge with picture windows to front & side boasting views towards Portree Bay and the Cuillins. Radiator. Open fire place with tiled surround and hearth.

**Dining Room (12' 0.49" x 7' 6.94" ) or (3.67m x 2.31m)**  
Dining room located off the kitchen with window to side. Radiator.

**Kitchen (11' 6.98" x 10' 5.2" Max) or (3.53m x 3.18m Max)**  
Good size kitchen with a range of floor and wall units. Window to rear with view to garden. Storage cupboards for linen and hot water cylinder. A small vestibule has a frosted, glazed door leading to the rear garden. Radiator.

**Bedroom 1 (11' 9.73" x 13' 5.81" ) or (3.60m x 4.11m)**  
Spacious double bedroom with window to front boasting views towards Portree Bay. Radiator. Wash hand basin. Access to ensuite shower room.

**En-suite shower room (7' 10.49" x 2' 11.43" ) or (2.40m x 0.90m)**  
En-suite comprising W.C., wash hand basin and shower cubicle with electric Mira Sport shower. Radiator.

**Bedroom 2 (9' 11.29" x 9' 8.93" ) or (3.03m x 2.97m)**  
Double bedroom with window to side. Radiator.

**Bathroom (6' 4.38" x 6' 5.17" ) or (1.94m x 1.96m)**  
Bathroom comprising bath, W.C. and wash hand basin. Vinyl flooring. Frosted window to rear. Electric Mira shower over bath. Tiled and mirrored walls. Heated towel rail.

**Landing (17' 9.78" x 3' 9.67" ) or (5.43m x 1.16m)**  
The landing gives access to three bedrooms, W.C. and large storage cupboard. There is storage under the combed ceiling.

**Bedroom 3 (15' 8.19" x 12' 8.36" Max) or (4.78m x 3.87m Max)**  
Double bedroom with south facing window to front. Radiator. (Note: the shower has been disconnected).

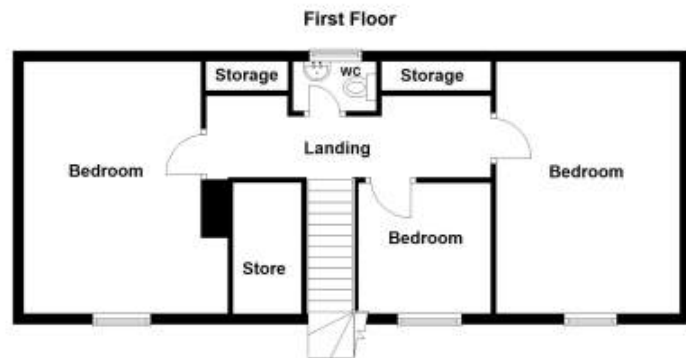
**Bedroom 4 (8' 1.64" x 8' 2.82" ) or (2.48m x 2.51m)**  
Double bedroom with Velux window front affording views towards Portree Bay. Radiator. Loft hatch.

**W.C (5' 2.2" x 3' 1.01" ) or (1.58m x 0.94m)**  
Small W.C on the landing comprising toilet and wash hand basin. Tiled walls. Vinyl flooring. Window to rear overlooking the garden. Radiator.

**Bedroom 5 (10' 10.31" x 15' 9.76" ) or (3.31m x 4.82m)**  
Double bedroom with south facing window to front affording views towards Portree Bay and the Cuillins. Radiator.

**Garden**  
Ard-An-Eas sits in an elevated position in approximately 0.5 acres (to be confirmed by title deed) of garden ground. The grounds are mainly laid to grass with mature shrubs and trees with parking available to the side of the property on the tarmac driveway. In the garden grounds is a greenhouse with electricity and water connected. At the rear of the property is an outbuilding comprising a boiler house, two storage sheds with lighting and power connected. and an outside W.C with toilet and wash hand basin.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		60	(55-68) <b>D</b>		62
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>	35		(21-38) <b>F</b>	36	
(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		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> 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.