



Flat 1 Kirkibost Steading, Strathaird, Broadford, Isle of Skye, IV49 9AX
Offers Over £180,000

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1 Kirkibost Steading occupies a south-facing wing of the historic Kirkibost Steading. This charming two-bedroom maisonette combines traditional character with comfortable modern living, enjoying a peaceful Strathaird setting, with far-reaching views towards Loch Coruisk and convenient access to the village of Elgol.

- End of Terrace Maisonette
- Oil Fired Central Heating
- Wood Burning Stove
- Double Glazing
- Stunning Loch and Mountain Views
- Two Bedrooms
- Private Garden
- Off Road Parking

Services

Mains Electric. Private water supply. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band B

Property Description

Occupying a wing of the historic Kirkibost Steading, this charming south-facing, end-of-terrace maisonette offers characterful accommodation arranged over two floors. The original property dates from circa 1820 and was converted and modernised approximately 24 years ago, while retaining some of its original features and traditional charm.

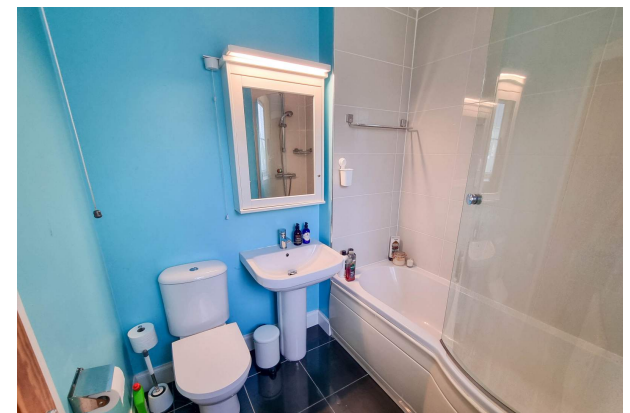
The accommodation within comprises, a welcoming hallway, comfortable lounge, fitted kitchen and bathroom on the first floor. The lounge benefits from a wood-burning stove, creating an inviting focal point and adding to the property's character. Stairs from the hallway lead to the upper floor, where there are two bedrooms.

The property benefits from oil-fired central heating and UPVC double-glazed windows and doors. Its south-facing position provides good natural light, while views towards Loch Coruisk may be enjoyed on a clear day.

Externally, the property has a fenced garden area and a tarmac driveway providing off-road parking. A wooden garden shed with an adjoining lean-to wood-storage area offers useful additional storage.

Set amid the dramatic scenery of the Strathaird peninsula, 1 Kirkibost Steading would make an appealing permanent home, holiday retreat or investment opportunity on the Isle of Skye.

The Strathaird peninsula is renowned for its unspoilt landscapes, dramatic mountain scenery and strong sense of community. Extending between Loch Slapin and Loch Scavaig, the area offers a peaceful rural setting surrounded by sea lochs, croft land and the striking peaks of the Cuillin. Broadford is within convenient driving distance and serves as the main centre for south Skye and offers a wide range of facilities.



Entrance Hall (6' 2" x 6' 11") or (1.87m x 2.10m)

UPVC with glass panel Exterior door leading to the front elevation. Tiled floor with carpeted staircase with wooden banister leading to first floor. Walls are painted. Access to the kitchen, lounge and bathroom.

Lounge (12' 10" x 16' 3") or (3.92m x 4.96m)

Bright spacious lounge with two front facing windows with deep sills. Wood burning stove with exposed flue and slate hearth. Solid wood flooring and painted walls.

Bathroom (6' 8" x 6' 1") or (2.03m x 1.85m)

Bathroom with P shaped bath incorporating shower and curved glass shower screen, pedestal wash hand basin and wc. The walls are painted with a tiled area around the bath and shower. The floor is tiled.

Kitchen (13' 4" x 9' 10") or (4.06m x 2.99m)

Kitchen with wall and base units, space for white goods, integrated fridge freezer and dishwasher, 4 ring ceramic hob with extractor fan, double electric ovens, stainless steel sink 1.5 sink with draining board. Central heating boiler housed beneath kitchen worktop. Two rear facing windows with deep sills to rear elevation. The walls are painted with tiled splashback area and the floor is tiled. UPVC door with glass panel leads to the exterior back garden. Understair storage cupboard.

Landing (4' 5" x 4' 2") or (1.34m x 1.28m)

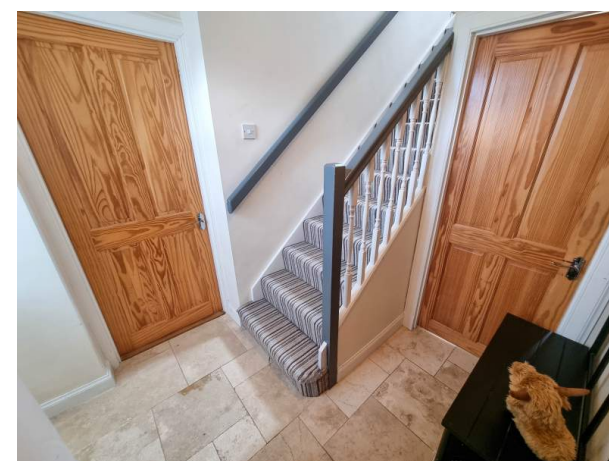
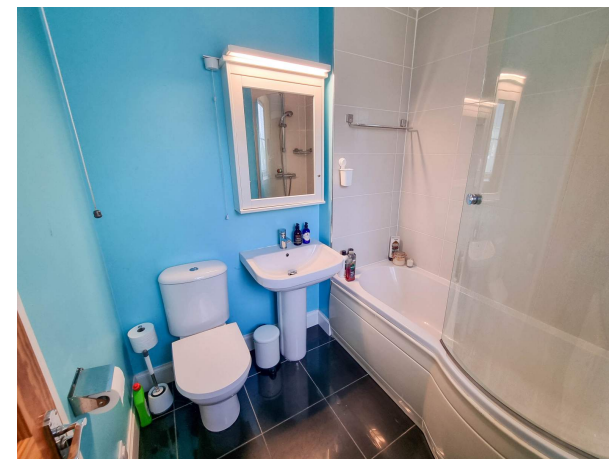
Carpeted landing area with Velux window and painted walls. Access to the bedrooms.

Bedroom 1 (16' 2" x 12' 8") or (4.94m x 3.85m)

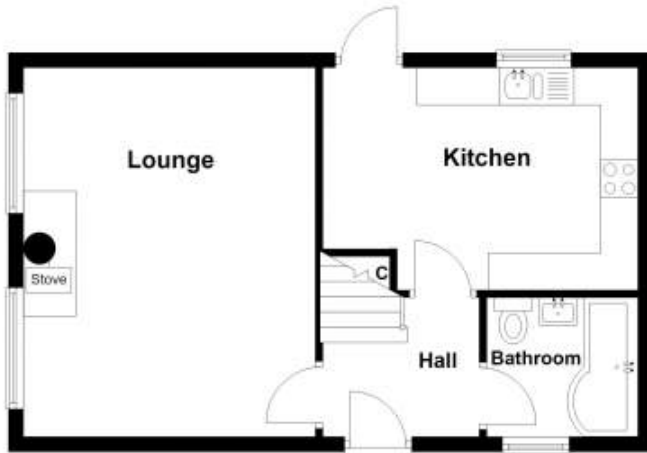
Carpeted bedroom with two front facing windows with deep sills. Feature walk around wardrobe with storage. Built in shelving and loft access. Walls are painted.

Bedroom 2 (16' 2" x 9' 11") or (4.94m x 3.02m)

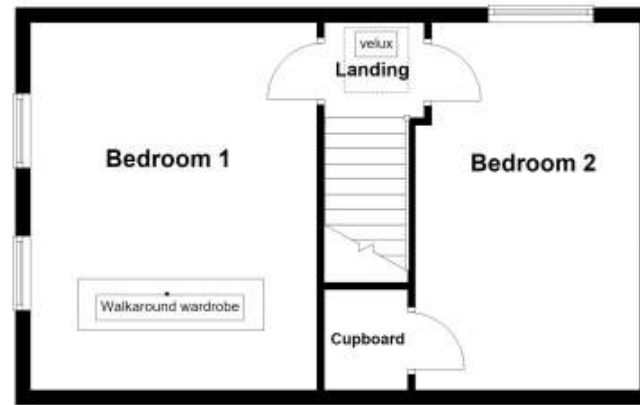
Rear facing feature window with deep sill, built in cupboard and shelving. The floor is carpeted and the walls are painted.



Ground Floor



First 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		74
(55-68) D	60		(55-68) D	55	
(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.