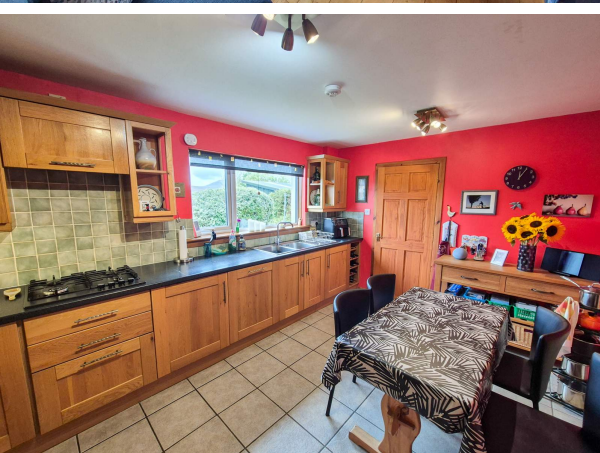




60 Aird, Bernisdale, Skeabost Bridge, Portree, Isle of Skye, IV51 9NU
Offers Over £370,000

ISLE OF SKYE
ESTATE AGENCY

60 Aird, Bernisdale, Skeabost Bridge, Portree, Isle of Skye, IV51 9NU

60 Aird is a spacious detached 4-bedroom property located in a beautiful rural location boasting views over Loch Snizort towards the Isle of Harris to the north and The Cuillin to the south. Set in private garden grounds the property is a short drive from Portree and the facilities on offer.

- Detached Property
- Stunning Views
- Rural Location
- Private Garden Grounds
- Four Bedrooms
- Oil Central Heating
- Double Glazing

Services

Mains Electric, Mains Water, Drainage to Septic Tank

Tenure

Freehold

Council tax

Band D

Property Description

60 Aird is a beautifully appointed, spacious, detached 4-bedroom property located on a peninsula in a peaceful rural location boasting views over Loch Snizort towards the Isle of Harris to the north and The Cuillin to the south. Set in private garden grounds the property is a short drive from Portree and the facilities on offer.

The generous accommodation within is spread over two floors and comprises a welcoming entrance porch, hall, lounge, dining room, kitchen, utility room, bathroom and two generous double bedrooms. Stairs lead to a large landing, which doubles as a spacious home office, and provides access to a shower room, airing cupboard, store and two king size bedrooms. The property further benefits from double glazing throughout, oil fired central heating, high quality fittings and fixtures and ample built in storage. There is a multi-fuel Morso Squirrel stove in the lounge.

Externally, the property sits in large, wraparound garden grounds which are mainly laid to grass and bordered by a mature hedge. Established trees, bushes and shrubs afford privacy while allowing views towards Loch Treaslane and Loch Snizort Beag. A gravel drive way provides parking for several vehicles. Two timber sheds provide storage.

60 Aird makes a stunning family home and viewing is highly recommended to appreciate the size and standard of accommodation on offer.



Entrance Porch (4' 0" x 6' 11") or (1.21m x 2.10m)

Four steps lead to a part glazed UPVC door giving access to the porch. Tiled floor. Painted. View towards Loch Treaslane. Access to hallway via 15 pane timber door.

Hallway (14' 4" x 24' 3" Max) or (4.38m x 7.40m Max)

Hallway giving access to all of the downstairs rooms. Natural oak flooring. Painted. Large storage cupboard. Stairs to upper floor.

Bedroom 1 (11' 9" x 10' 2") or (3.57m x 3.09m)

Bright double bedroom with window to front elevation giving a view into the garden. Vinyl flooring. Painted.

Lounge (11' 7" x 13' 9") or (3.52m x 4.19m)

Cosy, bright lounge room with window to front and side elevation. Natural oak flooring. Painted. Morso Squirrel stove on slate hearth. Views are afforded to the garden and towards the loch. Access via archway to dining room.

Dining Room (10' 2" x 9' 10") or (3.09m x 2.99m)

Dining room with window to rear giving view to garden. Accessed from lounge. Natural oak flooring. Painted.

Kitchen/Diner (10' 1" x 14' 9") or (3.08m x 4.49m)

Fully fitted kitchen comprising a good range of wall and floor units with contrasting worktop. Integrated appliances including fridge & freezer, dishwasher, oven and gas hob with extractor hood. Two bowl stainless steel sink and drainer. Window to rear with view to garden. Tiled flooring. Painted.

Bedroom 2 (11' 4" x 15' 1") or (3.45m x 4.59m)

Large, dual aspect king size bedroom with windows to front and side elevations allowing natural light to fill the room. View provided to the garden and towards the loch. Double built-in wardrobes. Carpeted. Painted.

Bathroom (10' 10" x 10' 6") or (3.29m x 3.19m)

Family bathroom comprising W.C., pedestal wash hand basin and bath with electric Mira Sport shower over. Frosted window to side elevation. Tiled at bath. Vinyl flooring. Extractor fan. Wall mounted electric fan heater.

Utility Room (13' 1" x 7' 3") or (3.99m x 2.21m)

Utility room with worktop and under counter storage. Stainless steel single bowl sink and drainer. Storage cupboard. Tiled flooring. Painted. Window and door to rear providing view and access to garden.

Landing (18' 11" x 11' 6") or (5.76m x 3.51m)

Large spacious landing providing access to two king size bedrooms, shower room, airing cupboard and storage area. The landing currently doubles as a spacious home office and has a Velux window to the front. Luxury Vinyl Tile (LVT) flooring. Painted.

Bedroom 3 (11' 6" x 15' 7") or (3.51m x 4.74m)

Spacious king size bedroom with picture window to side elevation boasting views toward Loch Snizort and the Isle of Harris. Two built-in wardrobes. LVT flooring. Painted.

Bedroom 4 (15' 0" x 15' 4") or (4.58m x 4.67m)

King size bedroom with large window to side elevation affording views over the garden and toward The Cuillin. Two large built in wardrobes. LVT flooring. Painted.

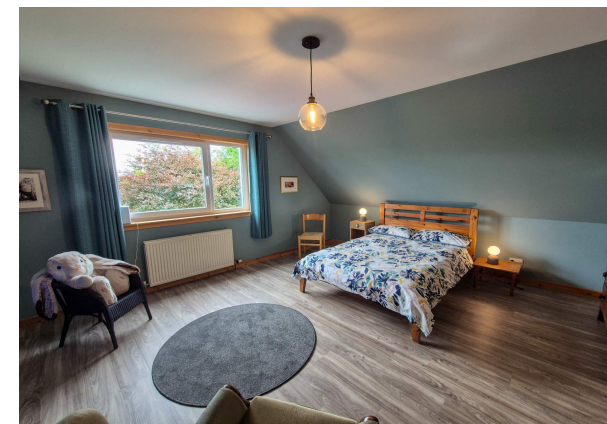
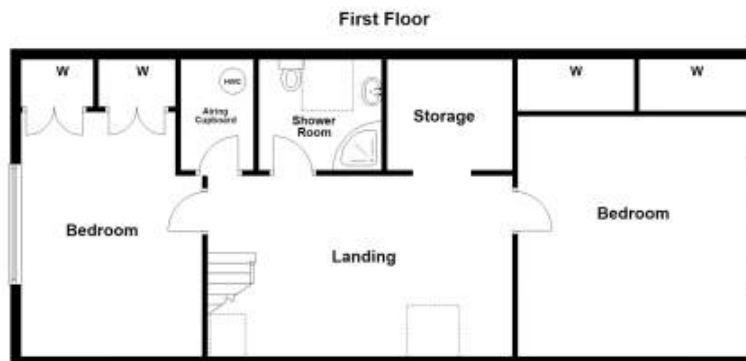
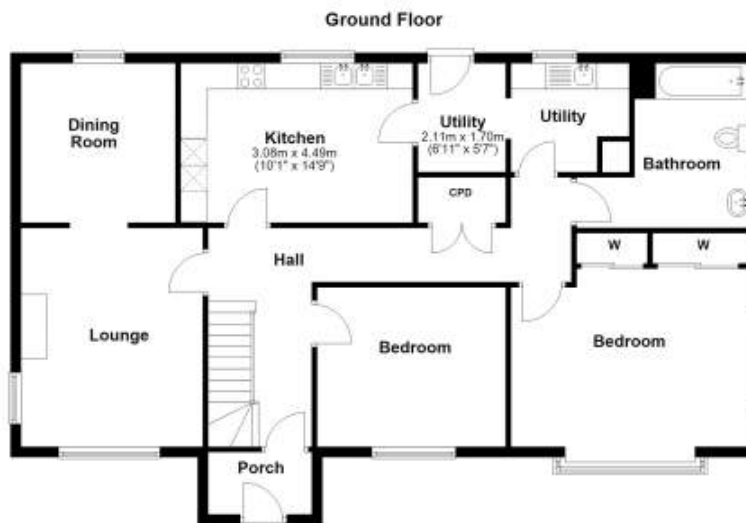
Shower Room (7' 0" x 7' 10") or (2.14m x 2.38m)

Shower room comprising W.C., pedestal wash hand basin and corner cubicle with Mira Sport electric shower. Velux window to rear. Vinyl flooring. Wet wall at shower. Tiled at wash hand basin. Wall mounted electric fan heater.

Garden

The property sits in large, wraparound garden grounds which are mainly laid to grass and bordered by a mature hedge. Established trees, bushes and shrubs afford privacy while allowing Loch views. A gravel driveway way provides parking for several vehicles. Two timber sheds provide storage.





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		72	(69-80) C		69
(55-68) D	66		(55-68) D	65	
(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.