



Birchwood, 13 Harrapool, Broadford

Offers Over **£350,000**



Birchwood, 13 Harrapool

Broadford, Isle Of Skye

Birchwood is a modern, detached house built in 2017 with views towards Beinn na Caillich and Broadford Bay. Walk-in condition 3-bed, 3 en-suites, decking area, garage, garden, private setting.

- Council Tax band: TBD
- Tenure: Freehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: A

KEY FEATURES:

- 3-Bedroom (3-ensuite) detached house
- Views towards Beinn na Caillich and Broadford Bay
- Private and peaceful setting
- Air source heat pump to underfloor heating & radiators
- Close to local amenities and facilities



REMAX
SKYE



GENERAL DESCRIPTION:

Birchwood is a tranquil three-bedroom detached home, presented in walk-in condition. Offering generous space, comfort and practicality, with en-suite facilities to all three bedrooms, this property makes an ideal family home. The property enjoys beautiful views towards Beinn na Caillich and Broadford Bay, which can be appreciated from both the comfort of the house and the exterior decking area on summer days and evenings. Set back from the main road, Birchwood enjoys a private and peaceful setting while remaining conveniently close to local amenities and facilities. The property must be viewed to be fully appreciated.

Call or email RE/MAX Skye today to arrange your viewing appointment.

PROPERTY COMPRISES:

Ground Floor: Entrance Hallway, Cloakroom, Dining Kitchen, Lounge, Bedroom, Ensuite

Upper Floor: Landing, Two Bedrooms (2-ensuite), Box Room

EXTERNAL:

Covered Entrance

Garage

Garden

DETAILS:

HOME REPORT: Available from RE/MAX Skye

SERVICES: Mains electricity, mains water, drainage to septic tank.



REMAX
SKYE



LOCATION:

The residential/crofting area of Harrapool sits on the outskirts of Broadford, the island's second largest settlement, in the shadow of Beinn na Caillich (one of the Red Cuillins) on a beautiful, curved bay, with views over to the islands of Longay, Pabay and the Crowlins and out towards the hills of Wester Ross beyond. The village is only 7 miles north of the Skye Bridge and is an ideal base for hill walking, bird-watching and other outdoor activities, with two piers ideal for mooring a boat. Broadford also benefits from a good range of local amenities.

ACCOMMODATION:

Birchwood is a three-bedroom detached house built in 2017 and extends to approximately 125m². The property benefits from double-glazed uPVC windows and doors and double-glazed timber Velux windows. Heating to the property is by way of an air source heat pump to underfloor heating on the ground floor and radiators on the upper floor, supplemented by a multi-fuel stove in the lounge. The property has been built to the latest regulations, with an interlinked smoke alarm system installed in the property. The property also benefits from a single garage with a workbench and storage space. The property can be reached via a shared access croft road.



REMAX

SKYE



REMAX
SKYE



GROUND FLOOR:

ENTRANCE HALLWAY:

12' 6" x 10' 8" (3.80m x 3.26m)

(Dimensions at widest points) Frosted half glazed exterior door, ceiling hanging lights, utility area with range of base units, space and plumbing for washing machine, understairs cupboard with underfloor heating controls and consumer unit, underfloor heating, tiled flooring, access to cloakroom, kitchen, lounge, ensuite bedroom.

CLOAKROOM:

7' 2" x 3' 8" (2.19m x 1.11m)

Oak door, frosted window to rear elevation, ceiling downlights, WC, built-in vanity unit with integrated wash hand basin, tiled splash back, mirror cabinet with light over, extractor fan, underfloor heating, tiled flooring.



REMAX
SKYE



GROUND FLOOR (CONTINUING):

DINING KITCHEN:

8' 10" x 18' 3" (2.70m x 5.57m)

(Dimensions at widest points) Panel glazed door, windows to rear and side elevation with mountain views, ceiling hanging light, ceiling downlights, range of base and wall units with undercabinet lights, laminate worktop, stainless steel 1.5 sink with drainer, ceramic hob with extractor hood over, tiled splash back, integrated double oven, ample space for dining table and chairs, TV/BT connection socket, underfloor heating, tiled flooring.



REMAX
SKYE



REMAX
SKYE



GROUND FLOOR (CONTINUING):

LOUNGE:

14' 5" x 19' 3" (4.40m x 5.87m)

Approx. 4.40m x 5.87m (Dimensions at widest points)

Panel glazed door, dual aspect room with windows to side elevation and glazed doors to front elevation with water and mountain views, ceiling hanging lights, wall lights, freestanding multi-fuel stove on slate hearth, TV/BT connection socket, oak flooring, access to decking area.



REMAX

SKYE





GROUND FLOOR (CONTINUING):

ENSUITE BEDROOM 1:

12' 1" x 12' 7" (3.68m x 3.84m)

Oak door, dual aspect room with windows to front and side elevation with water and mountain views, ceiling hanging lights, underfloor heating, oak flooring, access to ensuite:

ENSUITE:

7' 1" x 7' 0" (2.17m x 2.14m)

Oak door, frosted window to rear elevation, downlights, built-in bath with glazed shower screen and shower over, wet walls in bath/shower area, WC, built-in vanity unit with integrated wash hand basin, mirror cabinet with light over, tiled splash back, shelves, extractor fan, ladder radiator, underfloor heating, tiled flooring.



REMAX
SKYE



UPPER FLOOR:

STAIRS AND LANDING:

13' 0" x 12' 11" (3.95m x 3.93m)

Carpeted stairs rise to landing with timber balustrade, two Velux windows to rear elevation with mountain views, ceiling hanging lights, ample space for seating or office area, fitted carpet, access to two ensuite bedrooms, box room, roof space.



REMAX
SKYE



UPPER FLOOR (CONTINUING):

ENSUITE BEDROOM 2:

11' 7" x 12' 10" (3.53m x 3.92m)

(Dimension at widest points) Oak door, windows to side elevation with mountain views, ceiling hanging lights, built-in double wardrobe, radiator, fitted carpet, access to ensuite.

ENSUITE:

4' 7" x 7' 8" (1.40m x 2.33m)

Oak door, Velux window to rear elevation, downlights, quadrant shower enclosure with shower over, wet walls, WC, pedestal wash hand basin, mirror cabinet with light over, tiled splash back, extractor fan, ladder radiator, tiled flooring.



REMAX
SKYE



UPPER FLOOR (CONTINUING):

ENSUITE BEDROOM 3:

11' 8" x 12' 8" (3.55m x 3.86m)

(Dimension at widest points) Oak door, windows to side elevation with water and mountain views, ceiling hanging lights, built-in double wardrobe, radiator, fitted carpet, access to ensuite.

ENSUITE:

4' 7" x 8' 2" (1.40m x 2.48m)

Oak door, Velux window to rear elevation, downlights, quadrant shower enclosure with shower over, wet walls, WC, pedestal wash hand basin, mirror cabinet with light over, tiled splash back, extractor fan, ladder radiator, tiled flooring.

BOXROOM:

7' 11" x 6' 1" (2.42m x 1.85m)

Oak door, ceiling light, hot water tank, vinyl flooring.



REMAX

SKYE 



EXTERNAL:

ENTRANCE:

11' 6" x 18' 3" (3.50m x 5.56m)

Sheltered entrance, bin storage area, half glazed timber door to side elevation, tube light, light panels on roof.

GARAGE:

22' 1" x 12' 0" (6.73m x 3.65m)

Up and over electric door, windows to side and rear elevation, tube lights, built-in workbench, consumer unit, light panels on roof, painted concrete flooring.

GARDEN:

The enclosed garden grounds of approximately 0.275 acres (to be confirmed by title deeds) are mainly laid to grass with a gravel driveway providing ample space for parking. A covered entrance provides easy access to the house in all weather. Water and mountain views can be enjoyed from the decking area at the front elevation.



REMAX
SKYE





GENERAL:

EXTRAS:

Included in the sale are all fitted floor coverings and integrated appliances.

WHAT3WORDS:

///limitless.radiates.images

VIEWING:

Viewing this property is essential. Viewing can be arranged by calling RE/MAX Skye on 01471 822900 or by e-mailing skye@remax-scotland.homes.

INTEREST:

It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

OFFERS:

Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

ENTRY:

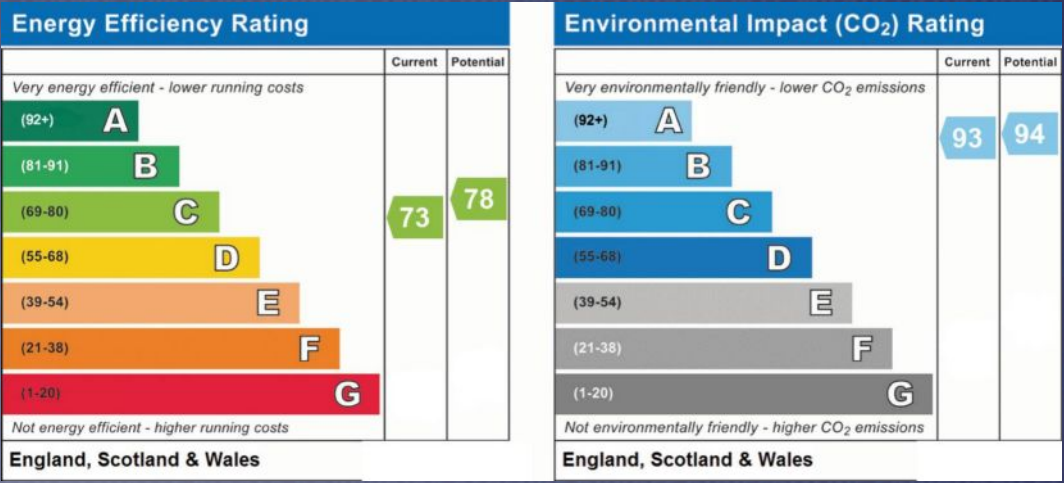
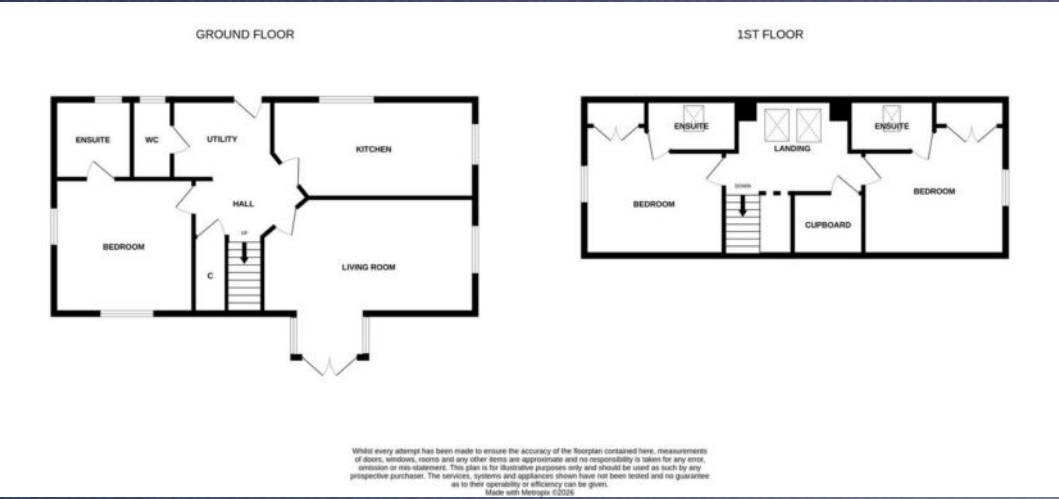
At a date to be mutually agreed.

DISCLAIMER:

These particulars are prepared based on information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to and does not form any contract.



REMAX
SKYE 





REMAX[®]

SKYE



YOUR ESTATE AGENCY
FOR SKYE, RAASAY, LOCHALS & WESTER ROSS

CONNECT WITH US:

