

# Lochside, Brookside, Portree

Offers Over **£300,000**



# Lochside, Brookside

## Portree, Isle of Skye

Three-bedroom bungalow in peaceful waterside setting near Portree. Spacious lounge, dining room and kitchen, fibre broadband, garden, garage, solar panels. Ideal for families or home working.

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

**KEY FEATURES:**

- Peaceful waterside location
- Spacious 3-bed bungalow
- Suitable for families & pets
- Solar panels
- Fibre broadband
- 12 miles to Portree or Dunvegan

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**GENERAL DESCRIPTION:**
Lochside is a three-bedroom bungalow set in a peaceful waterside location, surrounded by natural beauty and abundant wildlife. Offering a tranquil lifestyle while remaining within convenient reach of local amenities and facilities, the property provides the perfect balance of rural living and everyday convenience. The accommodation flows well throughout, featuring a spacious lounge and dining area with attractive views across the water. A fireplace in the living area creates a cosy and inviting atmosphere, particularly during the colder months. The outdoor space offers plenty of room for families, children and pets to enjoy, while the property's Fibre broadband connection provides high-speed internet access, making it an excellent choice for those wishing to work from home. With its appealing setting, well-proportioned accommodation and versatile lifestyle opportunities, Lochside is likely to appeal to a wide range of buyers.

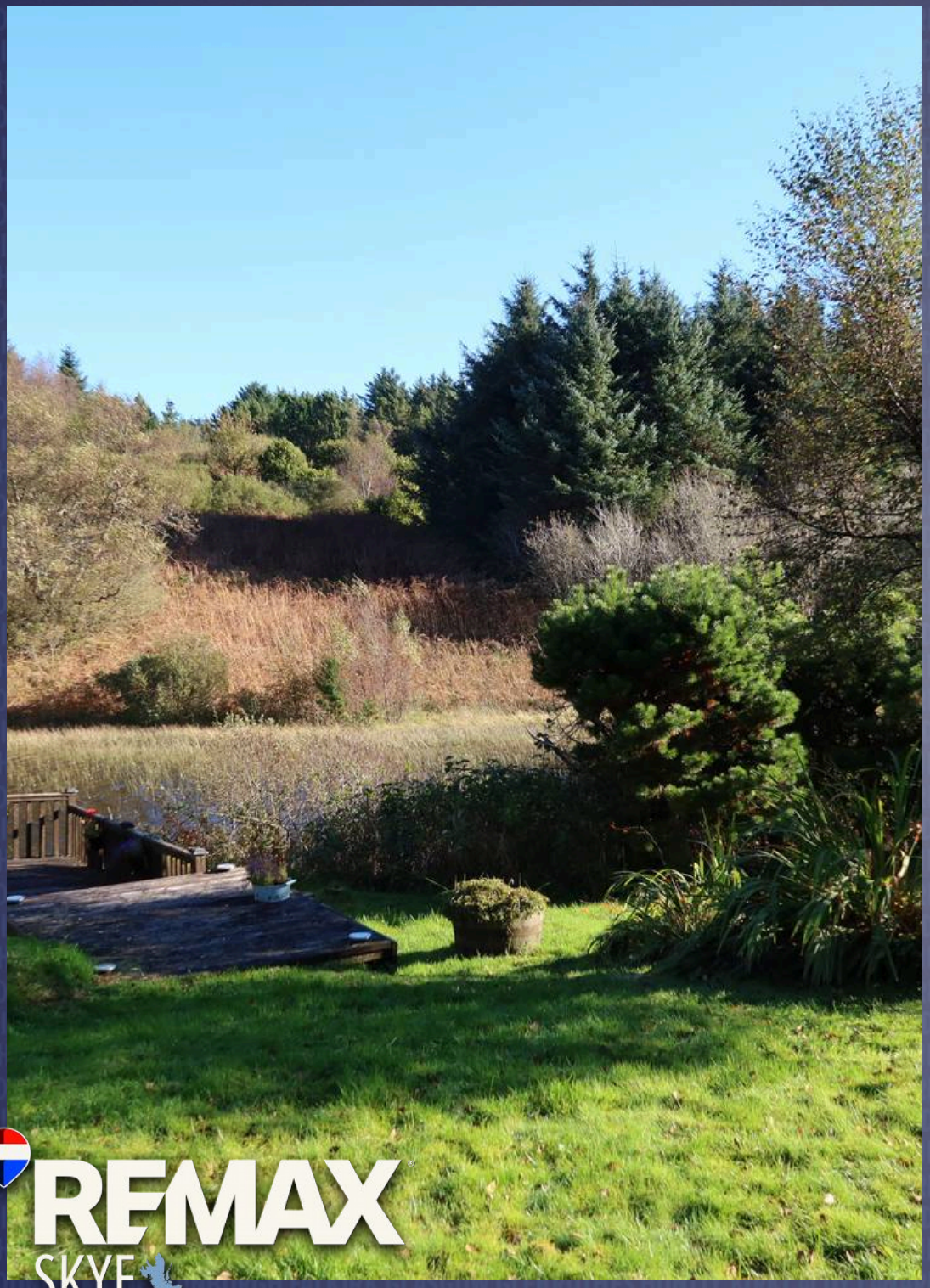
Call or email RE/MAX Skye today to arrange your viewing appointment.

**PROPERTY COMPRISES:**
Ground Floor: Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Inner Hallway, Shower Room, Three Bedrooms (1-Ensuite)

**EXTERNAL:**
Garage
Timber Shed
Enclosed Seating Area
Decking area at loch side
Garden

**DETAILS:**
HOME REPORT: Available from RE/MAX Skye
SERVICES: Mains electricity, mains water, drainage to septic tank.
BROADBAND: BT. Fibre. (250 Mbps)

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**LOCATION:**

The rural area of Brookside comprises of a handful of properties and is well-situated approximately equidistant between Portree and Dunvegan along the A850, approximately 4 miles south of Edinbane. Dunvegan is approximately 12 miles away and here you will find a good range of local amenities and the historic Dunvegan Castle. The island's capital, Portree, lies approximately 12 miles south and provides a greater range of amenities including a hospital and secondary school.

**ACCOMMODATION:**

Lochside was built around 2004 and extends to approximately 112m². The property benefits from double glazed uPVC windows and doors. Heating to the property is by way of oil central heating to radiators throughout the property. The boiler was replaced in 2023. Upgrades were made to the kitchen in 2024 with the hob, oven and extractor hood replaced. The shower room was replaced in 2023. The property further benefits from roof-mounted photovoltaic (solar) panels. Surplus energy is exported back to the grid. Interlinked smoke, heat & CO2 alarms have been installed. A maintenance contract in place for the septic tank. The property also has an external socket and water tap.

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## GROUND FLOOR:

**ENTRANCE HALLWAY:**
11' 4" x 7' 1" (3.45m x 2.15m)
(Dimensions at widest points) uPVC exterior door to front elevation with water views, ceiling hanging light, radiator, fitted carpet, access to lounge, hallway, loft.

**LOUNGE:**
14' 6" x 16' 1" (4.41m x 4.91m)
(Dimensions at widest points) Frosted half glazed door, windows to front elevation with water views, ceiling chandelier, open fireplace on tiled hearth, radiator, fitted carpet, archway to dining room.

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## GROUND FLOOR (CONTINUING):

**DINING ROOM:**
10' 9" x 9' 7" (3.28m x 2.93m)
Open access, window to rear elevation, ceiling chandelier, space for large dining table and chairs and sideboard, radiator, fitted carpet, access to kitchen.

**KITCHEN:**
14' 5" x 9' 6" (4.39m x 2.89m)
Timber door, window to rear elevation, ceiling spotlights, range of base and wall units (with under-cabinet lights), laminate worktop, stainless steel sink with drainer, tiled splash back, Beko ceramic hob, cooker hood over, Beko integrated oven under, space and plumbing for Hisense slimline dishwasher, radiator, tiled flooring, access to utility room, inner hallway.

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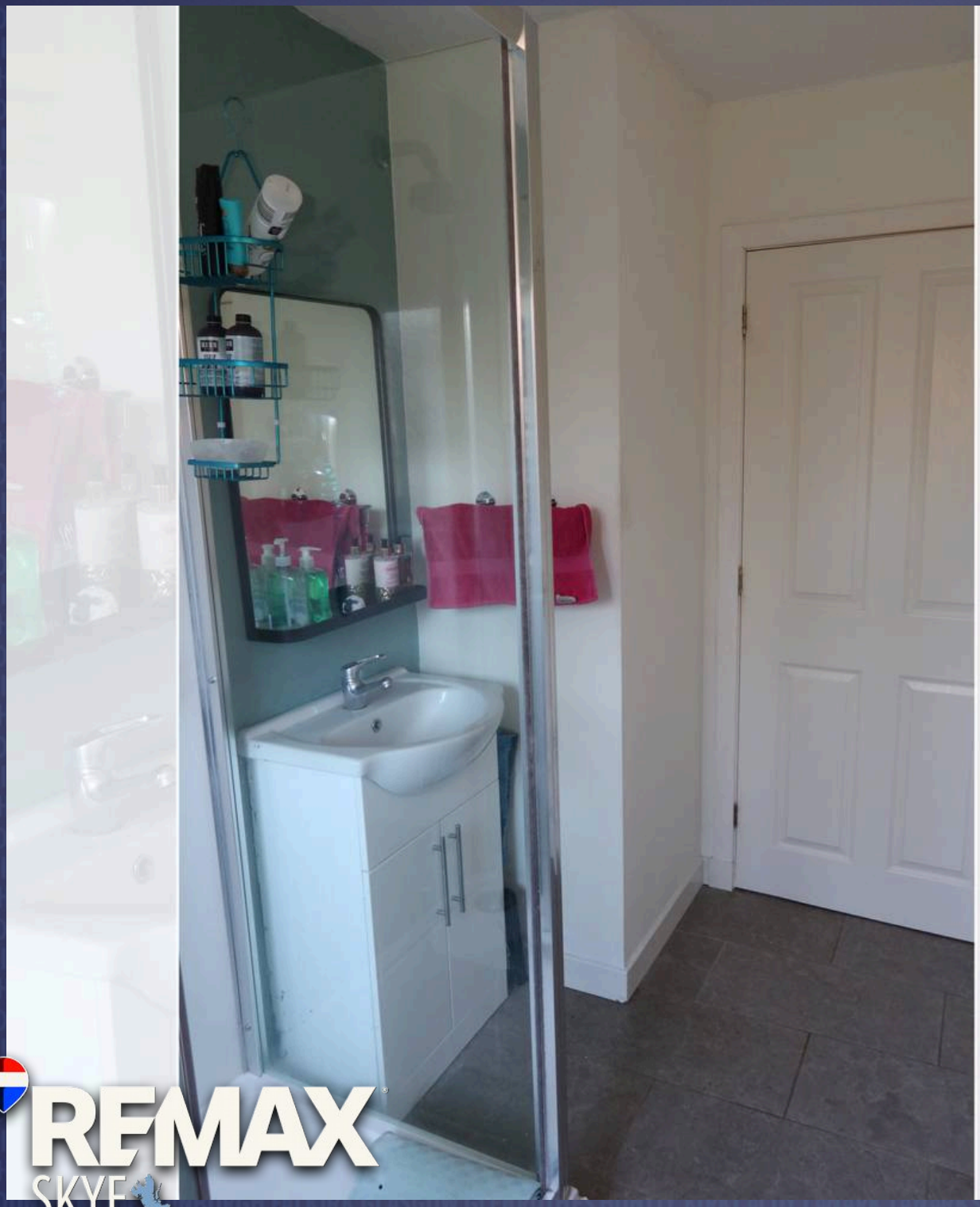








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## GROUND FLOOR (CONTINUING):

**UTILITY ROOM:**
8' 11" x 6' 2" (2.71m x 1.87m)
Timber door, half glazed uPVC exterior door, ceiling hanging light, worktop, space for washing machine, tumble dryer, Grant boiler, space for American fridge freezer, extractor fan, radiator, vinyl tile flooring.

**INNER HALLWAY:**
3' 7" x 19' 3" (1.08m x 5.86m)
Frosted half glazed door, ceiling spotlights, two built-in cupboards, radiator, fitted carpet, access to shower room, three bedrooms, entrance hallway.

**SHOWER ROOM:**
10' 7" x 5' 6" (3.23m x 1.68m)
Timber door, frosted window to rear elevation, ceiling down lights, glazed shower enclosure with shower over, WC, bidet, vanity unit with integrated wash hand basin, extractor fan, ladder radiator, tiled flooring.

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## GROUND FLOOR (CONTINUING):

**BEDROOM 1:**
10' 7" x 11' 9" (3.23m x 3.58m)
Timber door, window to rear elevation, ceiling hanging light, walk-in wardrobe, radiator, fitted carpet, access to ensuite.

**ENSUITE:**
8' 4" x 3' 2" (2.54m x 0.97m)
Timber door, frosted window to front elevation, ceiling down lights, built-in shower enclosure with glazed folding door, Heatrae Sadia Dove electric shower over, tiled walls in enclosure, WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring.

**BEDROOM 2:**
10' 10" x 11' 9" (3.29m x 3.58m)
Timber door, window to front elevation with water views, ceiling hanging light, walk-in wardrobe, radiator, fitted carpet.

**BEDROOM 3:**
10' 10" x 11' 5" (3.29m x 3.47m)
Timber door, window to front elevation with water views, ceiling hanging light, built-in wardrobe, radiator, fitted carpet.

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## EXTERNAL:

**GARAGE:**
22' 2" x 14' 0" (6.75m x 4.26m)
Up and over garage door, glazed side door, light & power, concrete base.

**TIMBER SHED:**
9' 11" x 5' 11" (3.01m x 1.81m)

**ENCLOSED SEATING AREA:**
8' 7" x 9' 3" (2.62m x 2.83m)
A versatile, decked area, ideal for a hot tub or sheltered outdoor seating, with removable side panels offering flexibility to suit a variety of uses.

**GARDEN:**
A gravel driveway leads to the garage, providing ample off-road parking. The secluded garden grounds are predominantly laid to lawn, with gravel pathways leading to both the front and rear doors. The rear entrance also benefits from a concrete access ramp. Situated alongside the manmade Loch, the garden features a decked seating area offering attractive views across the water. Mature planting throughout enhances the natural charm of the setting and complements the property's tranquil lochside location.

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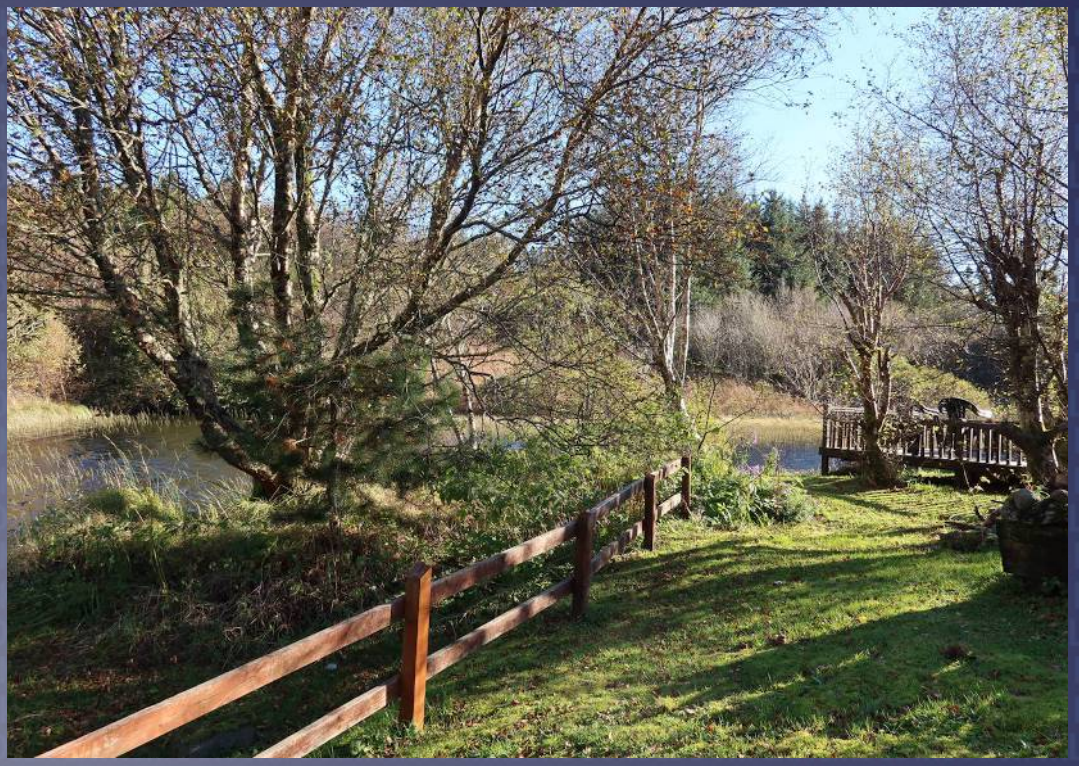






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## GENERAL:

**EXTRAS:**
Included in the sale are all fitted floor coverings and integrated appliances

**WHAT3WORDS:**
Driveway: ///means.balanced.appoints House: ///live.lessening.bliss

**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.

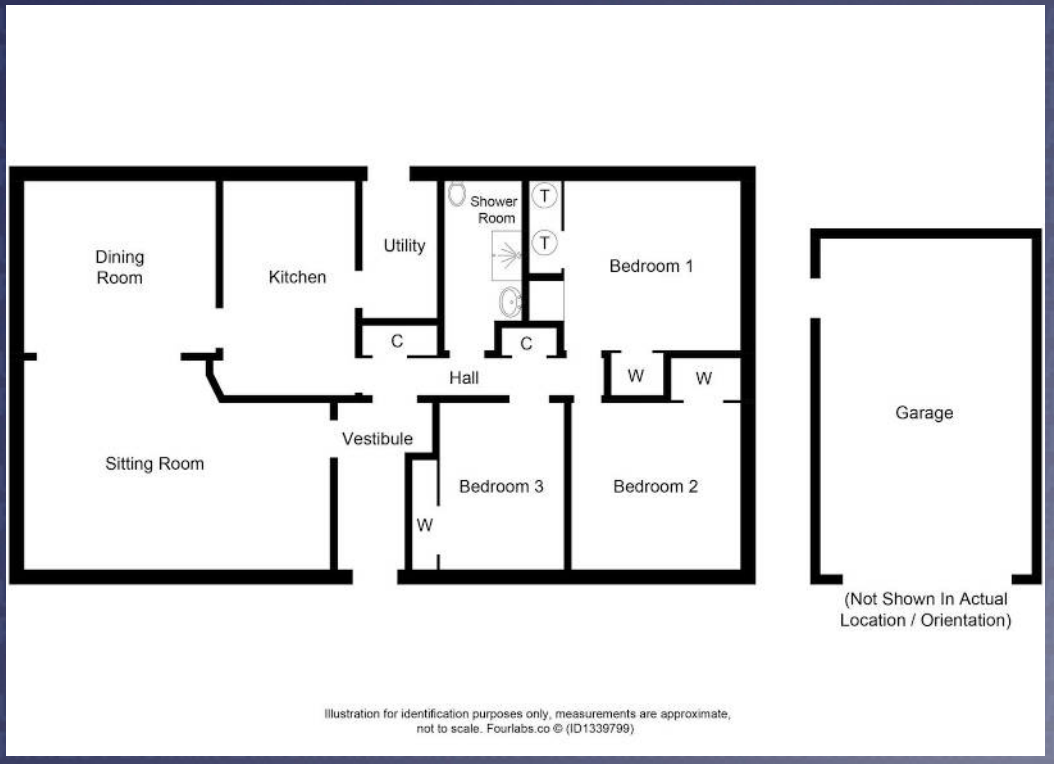
**INTEREST:**
It is important that your solicitor notifies this office of interest, otherwise the property may be sold without your knowledge.

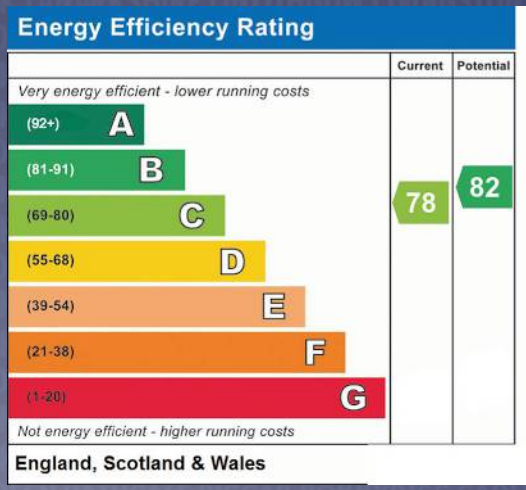
**OFFERS:**
Should be submitted in proper legal Scottish form to RE/MAX Skye Estate Agents, A87, Kyleakin, Isle of Skye, IV41 8PQ.

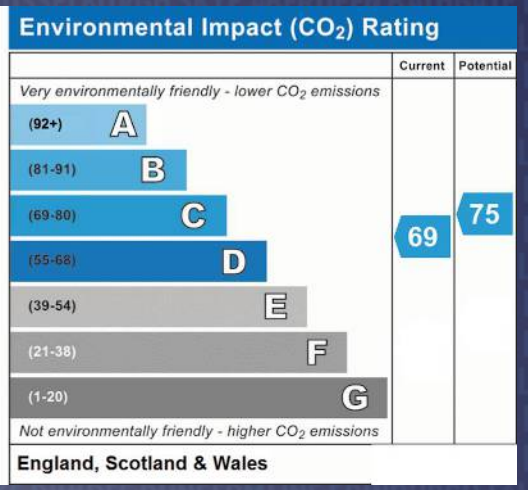
**ENTRY:**
At a date to be mutually agreed.

**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.

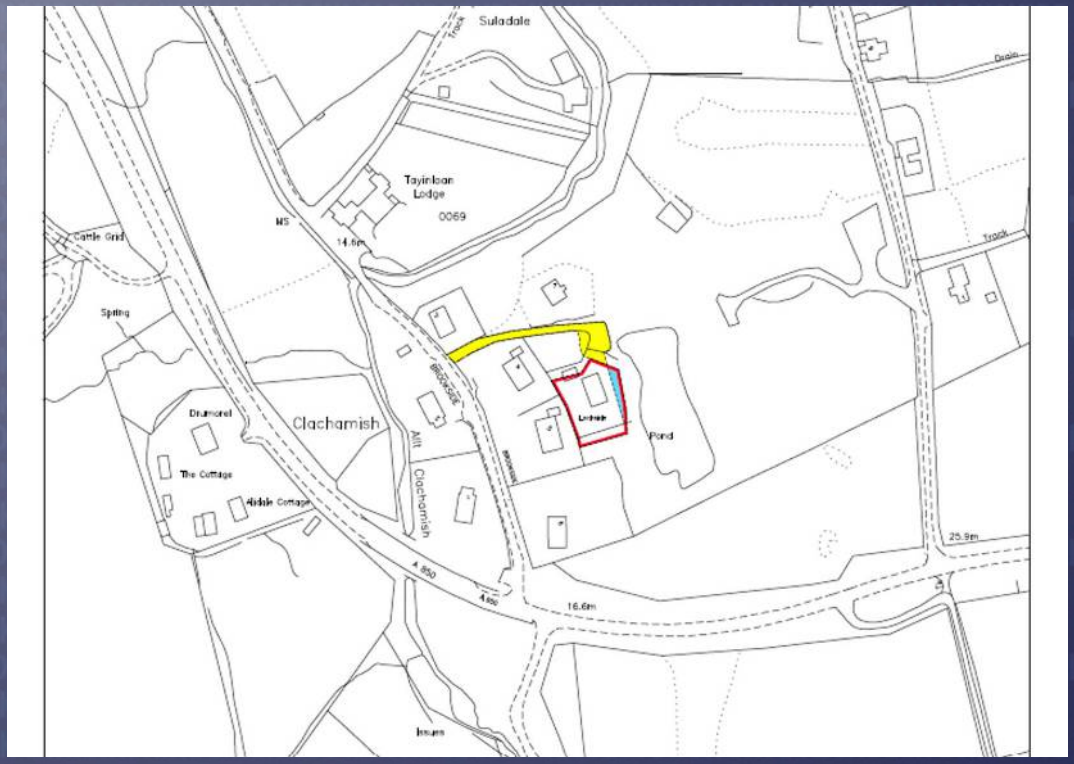
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Dining Room
Kitchen
Utility
Shower Room
T
T
Bedroom 1
C
C
Hall
W
W
Vestibule
Sitting Room
Bedroom 3
Bedroom 2
W
Garage
(Not Shown In Actual Location / Orientation)
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339799)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
82
England, Scotland & Wales


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower $CO_2$ emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher $CO_2$ emissions
69
75
England, Scotland & Wales


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Suladale
Tayinloan Lodge
0069
MS
Spring
Clachamish
Drumorel
The Cottage
Alt
Pond
16.6m
25.9m


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