



## A'Chomraich, Broadford

Offers Over £430,000





## A'Chomraich

Broadford, Isle Of Skye

A'Chomraich is a spacious, energy-efficient 3-bed luxury home with bay views, open-plan living, patio, studio, and modern features, close to Broadford amenities on the Isle of Skye.

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

### KEY FEATURES:

- Spacious and stylish luxury home with open-plan living
- Stunning views over Broadford Bay
- Seamless flow between indoor and outdoor living
- Private setting in central location
- Air source heat pump, underfloor heating & solar panels
- High Energy Efficiency - EPC Rating: B (87)



**GENERAL DESCRIPTION:**

A'Chomraich is a spacious and elegant luxury home with stunning views over Broadford Bay. Designed to maximise natural light, the open-plan living area features large floor-to-ceiling windows. Easy access from the dining area to the external patio creates a seamless flow between indoor and outdoor living. The expansive glazing provides excellent solar gain, as well as enhancing the sense of light and space throughout. The property offers a warm, cosy feel and is easy to live in, combining comfort with style. Peaceful and private, it feels like a world of its own while remaining centrally located, in close proximity to local amenities.

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

**PROPERTY COMPRISES:**

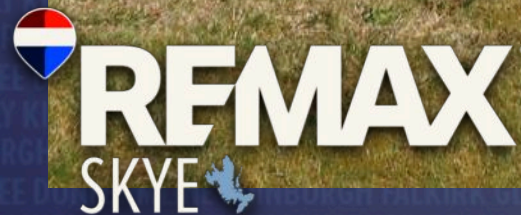
Ground Floor: Entrance Hallway, Utility Room, Open Plan Dining Kitchen, Lounge & Hallway, 3 Bedrooms, 2 Ensuite Shower Rooms.

**EXTERNAL:**

Studio & Seating Area  
Timber Shed & Lean to Woodstore

**DETAILS:**

HOME REPORT: Available from RE/MAX Skye  
SERVICES: Mains electricity, mains water, drainage to septic tank.





#### **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:**

A'Chomraich was built in 2018 and extends to approximately 141 sqm. The property benefits from double-glazed windows and doors throughout. Heating is provided via an air source heat pump, supplying underfloor heating and radiators across the home. In addition, the property features a heat recovery ventilation (HRV) system. Solar panels are installed on the roof, further enhancing the property's energy efficiency. Externally, there is an outside tap and an electrical socket for added convenience.





## FLOOR PLAN:

### ENTRANCE HALLWAY:

7' 3" x 9' 8" (2.21m x 2.94m)

(Dimensions at widest point) uPVC door with 3 leaded glazed panels with leaded glass sidelight, ceiling downlights, ample space for cupboards, Nosa ceramic tiled flooring, access to utility room, open plan dining kitchen and lounge.

### UTILITY ROOM:

6' 9" x 8' 11" (2.06m x 2.73m)

Timber door, window to side elevation with oak windowsill, ceiling downlights, range of base and wall units with oak worktop over, ceramic butler sink, space and plumbing for washing machine and dryer, electric meter cupboard, tiled flooring.



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## FLOOR PLAN (CONTINUED):

### OPEN PLAN LIVING AREA:

#### Dining Kitchen:

15' 5" x 25' 11" (4.70m x 7.91m)

Timber door, dual aspect room with windows to rear elevation, floor to ceiling windows to rear and side elevation in dining area and glazed double sliding doors to patio with external seating or dining area, rolldown blinds, ceiling downlights, range of base and wall units with oak worktop over, open shelves, composite sink with drainer, integrated tall fridge and tall freezer with appliance ventilation grilles, 2 pantry cabinets, carousel pan cabinet, integrated bins, dishwasher, oven and microwave, kitchen island with ample space for storage with built-in drawers, shelves, wine shelves, breakfast seating area, ceramic hob with circular design extractor hood over, ample space for large dining table and chairs in dining area with triple pendant light fixture over, bespoke elm sideboard wall with a drawer base and open display shelving and artwork over, oak flooring.

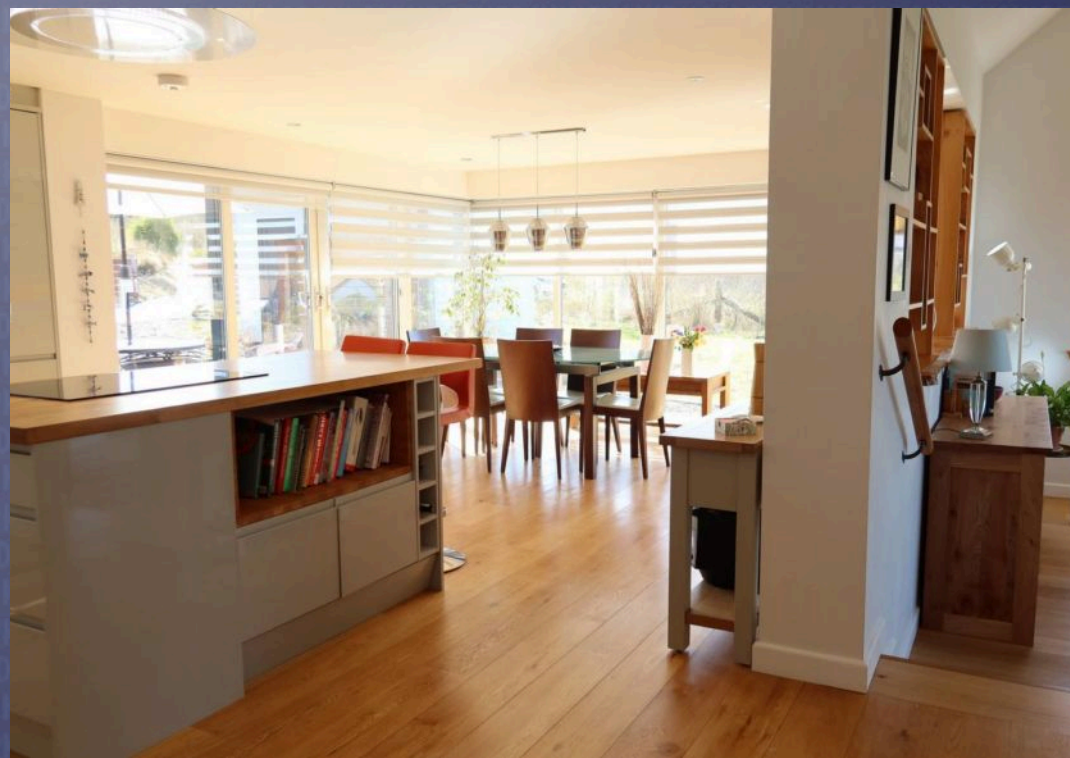
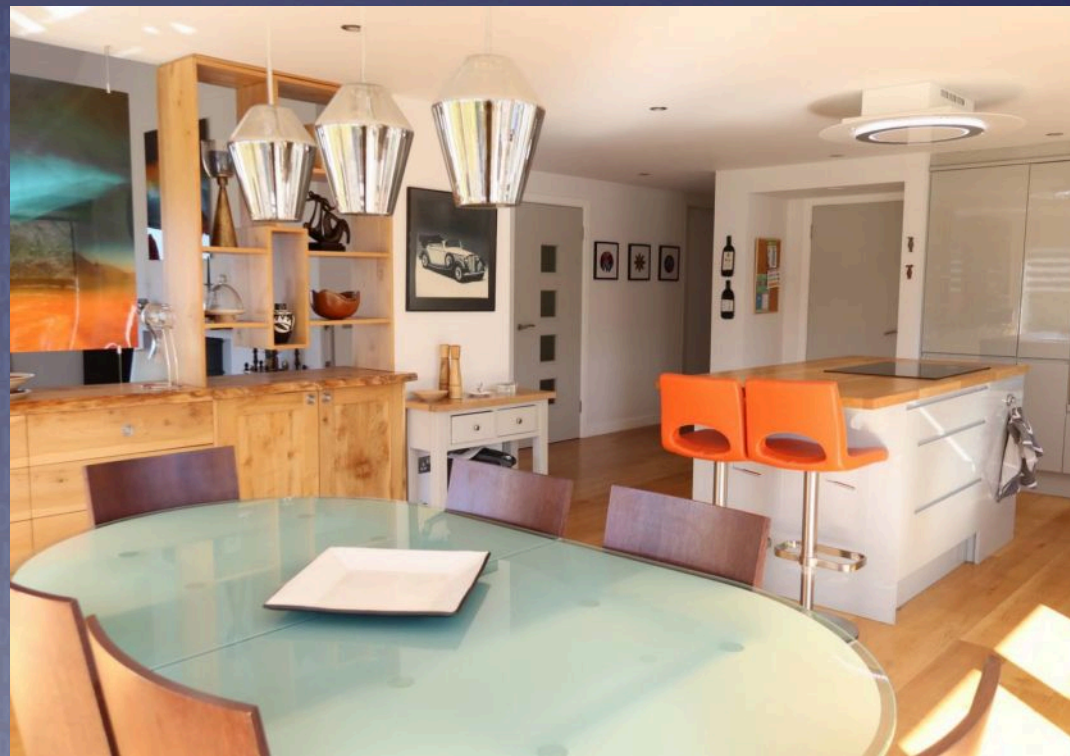
#### Lounge:

17' 9" x 16' 4" (5.41m x 4.98m)

Open-plan access via two steps down, dual aspect room with windows to side and picture window to front elevation with water and mountain views and glazed door unto decking at front elevation, vaulted ceiling with suspended chandelier ceiling light, multi-fuel stove on raised slate hearth with elm mantle over, and integrated drawers with shelf over, wall with open display shelving and artwork over, oak flooring.



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## FLOOR PLAN (CONTINUED):

### Hallway:

3' 7" x 28' 9" (1.09m x 8.77m)

Window to rear elevation, ceiling downlights, storage cupboard with sliding doors and integrated shelving, oak flooring, open access to dining kitchen and lounge, access to ensuite bedrooms, bedroom.

### ENSUITE BEDROOM 1:

3' 5" x 3' 1" (1.04m x 0.95m)

ENTRANCE: Door with frosted glazed panels provides access to bedroom hallway, ceiling downlight, boiler/storage cupboard, oak flooring, access to bedroom, ensuite.

### BEDROOM:

13' 9" x 9' 10" (4.19m x 2.99m)

(Dimensions at widest points) Timber door, window to front elevation with water and mountain views, oak windowsill, flush mount ceiling light, built-in wardrobe with sliding doors and integrated shelves and drawers, oak flooring.

### ENSUITE BATHROOM:

10' 0" x 6' 9" (3.06m x 2.07m)

Timber door, frosted window to front elevation with tiled windowsill, ceiling downlights, glazed shower enclosure with shower over, built-in bath with tiled splash back, WC, built-in shelf with integrated wash hand basin, wall-cabinet, Zehnder ladder radiator, tiled flooring.



## FLOOR PLAN (CONTINUED):

### BEDROOM 2:

13' 9" x 9' 1" (4.18m x 2.77m)

(Dimensions at widest points) Timber door, window to front elevation with water and mountain views, oak windowsill, ceiling spotlights, built-in open access wardrobe, oak flooring, access to loft.

### ENSUITE BEDROOM 3:

3' 7" x 5' 0" (1.10m x 1.53m)

ENTRANCE: Timber door, window to rear elevation, oak flooring, open access to bedroom, ensuite.

### BEDROOM:

14' 5" x 14' 6" (4.40m x 4.41m)

(Dimensions at widest points) Open access, dual aspect room with windows to front and side elevation with water and mountain views, oak windowsills, flush mount ceiling light, custom built-in wardrobe with integrated hanging storage, drawers, and wall-mounted cabinets, oak flooring.

### ENSUITE BATHROOM:

6' 1" x 9' 2" (1.85m x 2.80m)

(Dimensions into shower) Timber door, frosted window to side elevation with wet wall windowsill, ceiling downlights, large glazed walk-in shower enclosure with raindrop and hand shower over, wet walls, WC, built-in storage cupboards with shelve over and integrated wash hand basin, Zehnder ladder radiator, tiled flooring.





## EXTERNAL:

### STUDIO & SEATING AREA:

#### GYM:

10' 3" x 13' 1" (3.13m x 4.00m)

Timber/composite clad studio, uPVC exterior door, window to side elevation, tube lights, ample space for gym equipment, fitness flooring:

#### OFFICE:

9' 1" x 13' 1" (2.76m x 4.00m)

Timber door, window to side elevation, tube light, cabinet with ceramic butler sink and oak worktop over, electric panel heater, fitness flooring:

#### SEATING AREA:

Covered seating area with sea views, outdoor light, and outdoor electric sockets.

#### GARDEN SHED:

13' 1" x 9' 10" (4.00m x 3.00m)

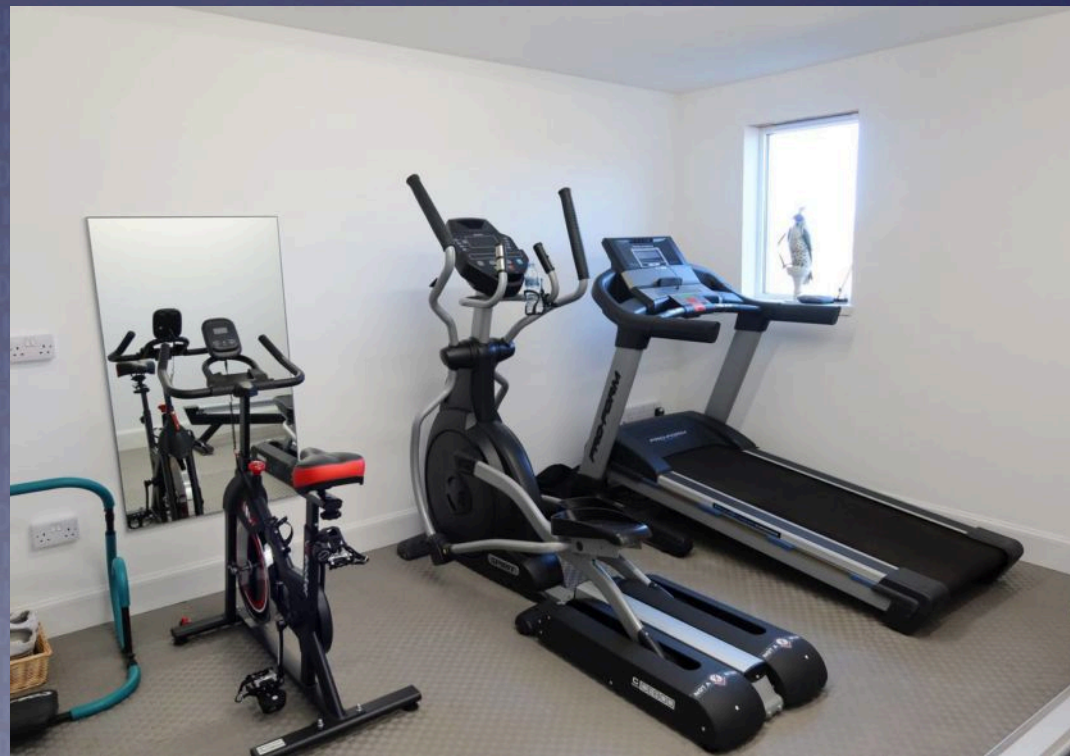
Timber shed on concrete base, uPVC exterior door, window to rear elevation

#### LEAN TO WOODSTORE:

7' 11" x 1' 10" (2.42m x 0.55m)

#### GARDEN:

A tarmac driveway leads to the property, crossing a cattle grid before entering the enclosed garden grounds. There is ample parking space available on the driveway. Surrounding the house are gravel beds, with additional planted beds thoughtfully scattered throughout the garden. The front garden is predominantly laid to grass, complemented by a decking area at the front of the property, which is accessed directly from the lounge. A tiled ramp provides access to the front door, completing the approach to the home.





## **GENERAL:**

### **EXTRAS:**

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

### **WHAT3WORDS:**

///home.proved.shed

### **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](mailto: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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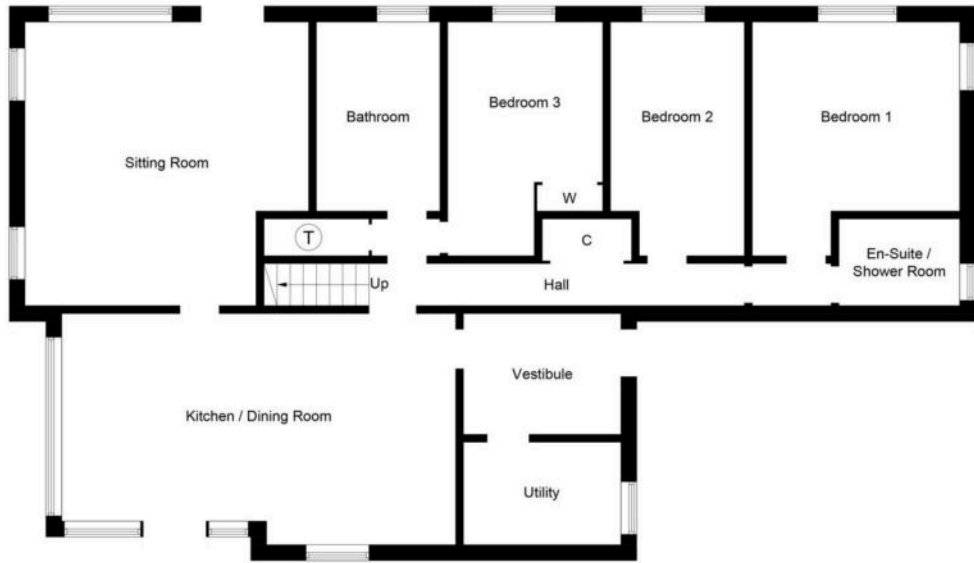


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297253)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	96	98
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		





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