



Alders, Duisdalemore, Isle Ornsay, Isle Of Skye, IV43 8QX
Offers Over £395,000

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Positioned to take full advantage of its stunning surroundings, Alders enjoys an enviable and elevated position with breathtaking, uninterrupted views across Loch Hourn towards Arnisdale and the dramatic backdrop of Beinn Sgritheall

- Detached Property
- Oil-Fired Central Heating
- Ideal Family Home
- Generous Garden Grounds
- Stunning Views & Location
- Close to Local Amenities
- Ample Off Road Parking
- Detached Garage
- Three Bedrooms

Services

Mains Electric, Mains Water. Drainage by way of septic tank.

Tenure

Freehold

Council tax

Band D

Property Description

Set against the backdrop of Skye's dramatic coastline, Alders, Duisdale More, Isle Ornsay is an attractive detached four-bedroom bungalow occupying generous garden grounds extending to approximately 2.1 acres with direct shore access.

The property offers bright, spacious and well laid out accommodation throughout, ideally suited to modern family living or as a peaceful retreat. A welcoming and spacious hallway provides access to all the rooms within the house. At the heart of the home is a good-sized kitchen offering ample workspace and storage while the impressive lounge with dining area has large picture windows and patio doors perfectly framing the spectacular surrounding scenery and flooding the room with natural light. Additionally there is a family bathroom and four well proportioned bedrooms, one benefitting from an en-suite shower room. The property further benefits from double glazing and LPG central heating.

Externally the property is complimented by a detached single garage with up-and-over door, incorporating useful utility area with stainless steel. Above a mezzanine level provides flexible office space, ideal for home working or creative pursuits.

Duisdale More is in an area known as the 'Garden of Skye' for its slightly milder climate and lush surroundings. Closest facilities include The Eilean Iarmain Hotel with bar and restaurant. Ardvasar and Armadale villages are a short drive away and here you will find a small shop, hotel, garage and Post office. The ferry at Armadale offers regular sailings to and from Mallaig on the mainland. Broadford is within easy reach and provides good local services expected of a thriving area.

Duisdale More offers an enviable blend of peaceful, rural living and accessibility making it an ideal location from which to enjoy the natural beauty and lifestyle of the Isle of Skye.



Hallway (15' 2.28" x 19' 1.92") or (4.63m x 5.84m)

Spacious central hallway leading to all rooms. The flooring is wooden and the walls are painted.

Kitchen (15' 1.1" x 9' 8.93") or (4.60m x 2.97m)

Kitchen with wall and base units, window to the rear, space for white goods, 5 ring gas cooker with double oven, extractor fan, integrated fridge freezer, stainless steel sink. The flooring is vinyl and the walls are painted with tiled splash back.

Lounge/Dining Room (26' 10.05" x 11' 8.16") or (8.18m x 3.56m)

Large, bright lounge diner with patio doors and window to the front of the house showcasing the spectacular views. The flooring is carpeted and the walls are painted.

Bedroom 1 (13' 6.99" x 11' 7.76") or (4.14m x 3.55m)

Master bedroom with patio doors and double full length windows and two velux to the front of the house. Double built in wardrobe. Carpeted floor and painted walls.

En Suite (11' 7.37" x 4' 7.12") or (3.54m x 1.40m)

Shower cubicle with sliding glass door, double sinks mounted on to vanity unit, wc, heated towel rail, frosted glass window to the front. The flooring is lino and the walls are painted and tiled.

Bedroom 2 (13' 2.66" x 9' 4.2") or (4.03m x 2.85m)

Bedroom with built in wardrobe window to the side of the house, carpeted floor and painted walls.

Bathroom (9' 7.35" x 6' 7.13") or (2.93m x 2.01m)

Family bathroom with shower over bath, sink with vanity unit, wc and heated towel rail. The flooring is vinyl and the walls are tiled and painted.

Bedroom 3 (9' 8.54" x 9' 8.54") or (2.96m x 2.96m)

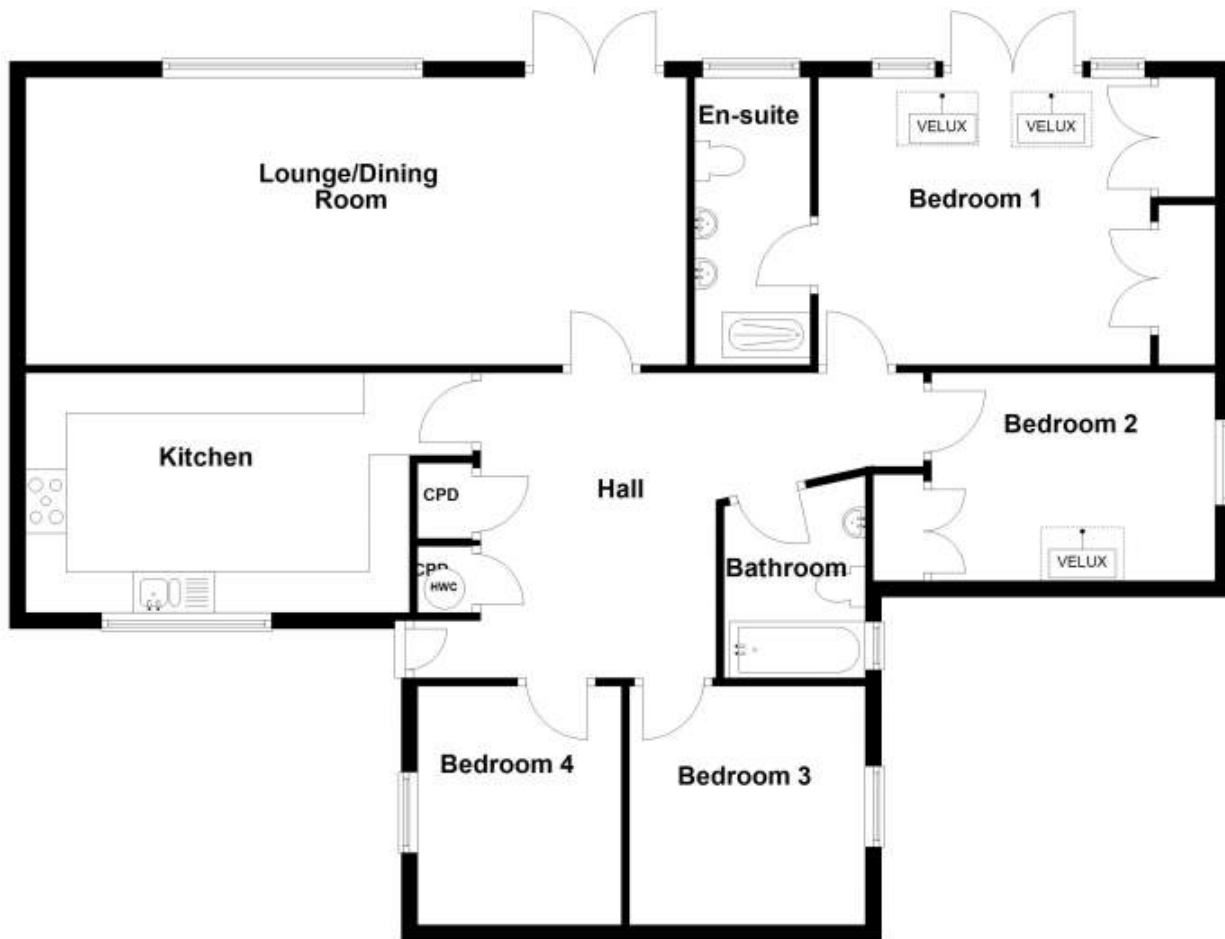
Bedroom with window to the side of the house, carpeted floor and painted walls.

Bedroom 4 (9' 9.32" x 8' 3.21") or (2.98m x 2.52m)

Bedroom currently used as a playroom. Window to side, carpeted floor and painted walls.



Ground 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		72
(55-68) D	66		(55-68) D	61	
(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.