



17 Borneskitaig, Kilmuir, Portree, Isle of Skye, IV51 9YS
Offers Over £280,000

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17 Borneskitaig is an immaculately presented detached three bedroom house located in the peaceful crofting township of Borneskitaig affording widespread views across the surrounding croft land towards Camus Mor bay and across the Minch to Harris and North Uist.

- Detached Bungalow
- Three Bedrooms (1 en-suite)
- Oil Fired Central Heating
- Sea Views
- Rural Location
- 4.65 Acres of Owner Occupied Croft land
- Wood Burning Stove
- Generous Garden Grounds

Services

Mains Electric, Mains Water. Drainage by way of septic tank. Oil Fired Central Heating.

Tenure

Freehold

Council tax

Band D

Property Description

17 Borneskitaig is a well appointed, modern detached bungalow set within generous garden grounds and also comes with 4.6 acres, or thereby, of owner occupied croft land (to be confirmed by title deed). Set in an elevated position within the rural crofting township of Borneskitaig, a short drive from the village of Uig and all the amenities on offer. The property has been well maintained by the current owners offering spacious family living space which is presented in walk in condition with neutral décor throughout.

Internally the accommodation is set out over one level and comprises of utility room, open plan lounge/dining/ kitchen, bathroom and three bedrooms (1 en-suite). The property further benefits from double glazing, oil fired central heating, wood burning stove in the lounge area and ample built-in storage.

Externally the subjects are set within delightful garden grounds which hosts neat areas of lawn complimented by established trees, shrubs and bushes. A gravel driveway leads to the property with ample parking located to the side of the property. In addition to the garden grounds is an owner occupied croft extending to 4.65 acres, or thereby (to be confirmed by title). Planning has previously granted for the erection of a dwelling house on the croft land under planning reference 19/02869/FUL.

17 Borneskitaig would make a beautiful family home in a rural setting and must be viewed to appreciate the standard of accommodation on offer.



Utility Room (8' 3.61" x 7' 7.34") or (2.53m x 2.32m)

Accessed via a half glazed UPVC door to the rear elevation. Base units with contrasting worktop over. Space for white goods. Access to open plan lounge/kitchen diner and bathroom. Painted in neutral tones. Tile floor. Extractor fan.

Open Plan Kitchen/Lounge/Dining Room (22' 2.14" Max x 21' 4.69" Max) or (6.76m Max x 6.52m Max)

Spacious, open plan living / dining / kitchen area. The kitchen comprises a good range of wall and base units with contrasting worktop. Stainless steel one and a half bowl sink and drainer with tiled back splash. Electric oven and hob with extractor over. Windows to rear elevation. The lounge area has a wood burning stove, patio doors leading to a decked area. Windows to the front and side elevation allowing the room to be filled with natural light. Wood flooring. Painted in neutral tones. Access to three bedrooms and utility room.

Master Bedroom (11' 7.37" Max x 13' 6.99" Max) or (3.54m Max x 4.14m Max)

Master double bedroom with window to the front elevation boasting sea views. Built-in mirrored wardrobes. Door to en-suite. Painted in neutral tones. Carpeted.

En Suite (8' 3.21" Max x 5' 7.32" Max) or (2.52m Max x 1.71m Max)

En-suite shower room comprising W.C, wash hand basin and shower cubicle with electric shower. Frosted window to side elevation. Extractor fan. Painted in a neutral tones. Tile flooring.

Bedroom 2 (9' 8.93" x 9' 7.35") or (2.97m x 2.93m)

Double bedroom with window to the front elevation affording sea views. Loft access hatch. Built-in mirrored wardrobes. Carpeted. Painted in neutral tones.

Bedroom 3 (10' 1.26" x 9' 6.96") or (3.08m x 2.92m)

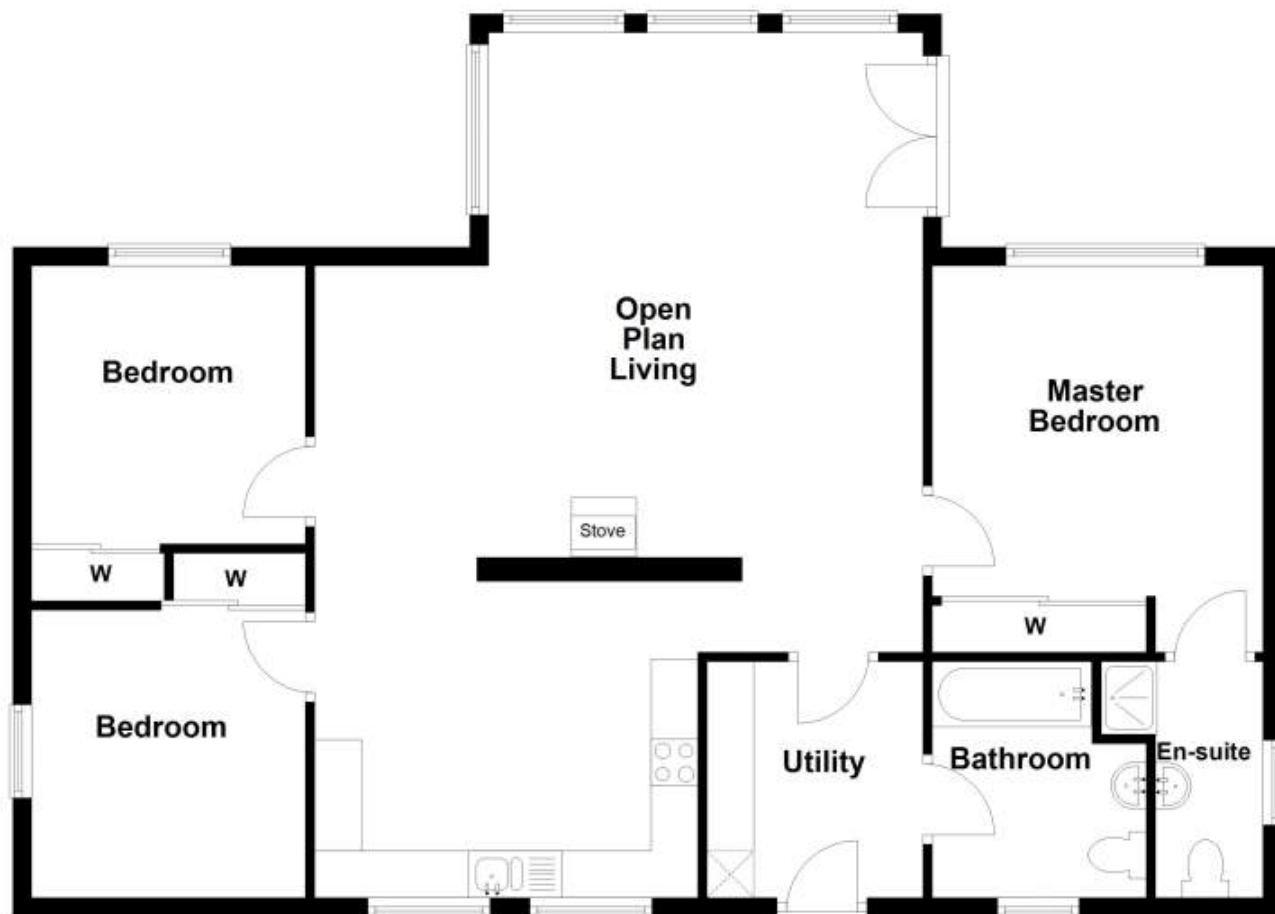
Double bedroom with window to side elevation. Built-in wardrobes. Carpeted. Painted in neutral tones.

Bathroom (7' 5.37" Max x 8' 3.21" Max) or (2.27m Max x 2.52m Max)

Bathroom with 3 piece suite comprising of wash hand basin, W.C. and bath with electric shower over. Frosted window to rear elevation. Tile flooring. Tiled at bath/shower and wash hand basin. Painted. Extractor fan.



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 | 71 | 75 | (69-80) C | 71 | 72 |
| (55-68) D | | | (55-68) D | | |
| (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.